City of Manassas Comprehensive Plan Update

HOUSING PLAN

Prepared by Mullin & Lonergan Associates
June 2019

Manassas
HISTORIC HEART. MODERN BEAT.

MULLIN & LONERGAN ASSOCIATES
INCORPORATED

Contents

As part of an update to the Comprehensive Plan of the City of Manassas, this Housing Plan takes stock of existing residential conditions in the city's unique and diverse neighborhoods in the **Citywide Housing and Demographic Analysis** section, considers trends in local demographics and regional economic activity in the **Key Observations** section, and offers **Plan Recommendations** for ways in which Manassas can plan for and promote a housing stock that anchors high quality of life in each of the city's neighborhoods.

The **Neighborhood Profiles** provide a deeper dive into data and qualitative conditions within each of the city's census tracts. In the Appendix, an analysis of **Housing Affordability in Manassas** uses data to explore the extent to which Manassas's housing stock is affordable to households at multiple income levels, situating the city's home and rental prices in the context of the broader region.

Citywide Housing and Demographic Analysis

Introduction

Manassas has a growing population that is characterized by greater racial and ethnic diversity and a high proportion of families. College degrees are becoming more common, employment rates are rising, and the city has a high-quality housing stock that offers some of the most affordable homes in the region. However, real household incomes have declined in Manassas, and housing affordability remains a concern for many residents.

This analysis relies on data from the 2010 Decennial Census, American Community Survey 5-Year Estimates from 2006 to 2010 and from 2013 to 2017, and Bureau of Labor Statistics Local Area Employment Statistics. All dollar amounts are inflation-adjusted to 2017 dollars, and each point of census data is explored to the greatest reliable detail. Sales data for 2013 to 2017 was obtained from the Metropolitan Regional Information Service (MRIS), which uses the Real Estate Business Intelligence Platform to track sales activity and generate summary statistics.

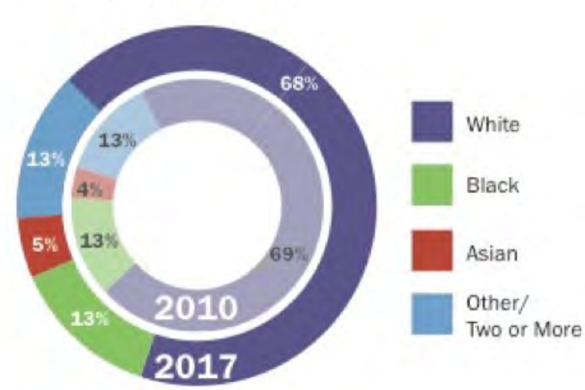
Manassas Residents

Manassas's demographic change is characterized by growing populations of color and a consistent influx of new residents from other parts of the state. Though the city's elderly population is growing, it still has a large share of family households.

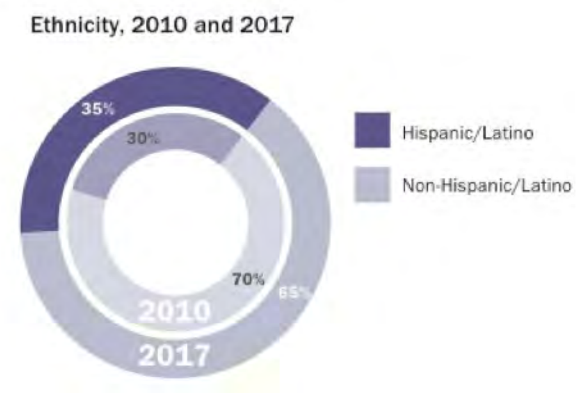
Population Change

Manassas had 41,379 residents in 2017, nearly 15 percent higher than its population in 2010. The population growth is represented primarily by communities of color: while the proportion of the

Race, 2010 and 2017



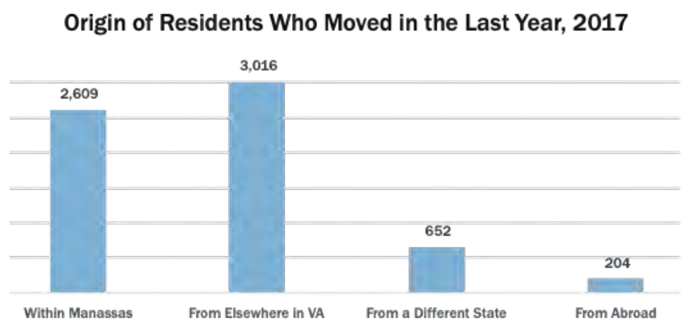
city's White population decreased slightly since 2010, the Black, Asian, and Hispanic/Latino populations grew by 21 percent, 56 percent, and 35 percent, respectively. As of 2017, less than half of Manassas residents are White and non-Latino, and more than a third are Latino of any race.



Geographic Mobility in the Last 12 Months

Around 16 percent of Manassas residents moved within the past year. The majority of those who moved (seven percent of all residents) came to Manassas from elsewhere in Virginia. This trend of in-migration from elsewhere in the state has been consistent since 2010, when nearly 11 percent of all residents had moved to Manassas from another Virginia county in the past 12 months.

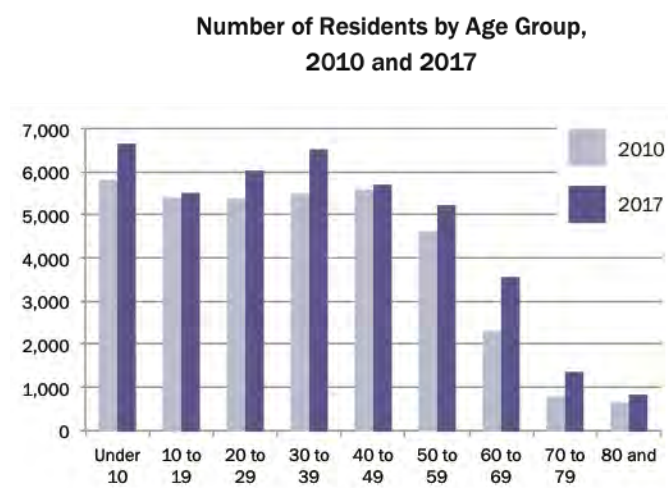
Six percent of all residents moved from another house within the city between 2016 and 2017.



Age

While the city's population growth has been fairly evenly distributed across age groups, the number of elderly residents has grown faster than the number of children. In 2010, only ten percent of Manassas residents were over the age of 60; in 2017, 14 percent of residents were over 60.

The share of residents under the age of 20 decreased slightly, shifting from 31 percent in 2010 to 29 percent in 2017.



Household Size

The average housing unit in Manassas is home to 3.3 persons, up from the 2010 average of 3.1 persons. The city's households are much larger on average than those of Virginia as a whole: the state's average household size was 2.6 persons in both 2017 and in 2010. It is possible that the city's relatively large average household size points to overcrowding in some units, but this explanation is not reliably supported in the data.

Family households in Manassas have an average size of 3.8 persons, while in Virginia the average family household contains 3.1 persons.

Families

The larger average household size in Manassas may also be partly attributed to its rate of family households, which is higher than the state as a whole. Among nonfamily households, it is less common for a householder to be living alone in Manassas than it is in the rest of Virginia.

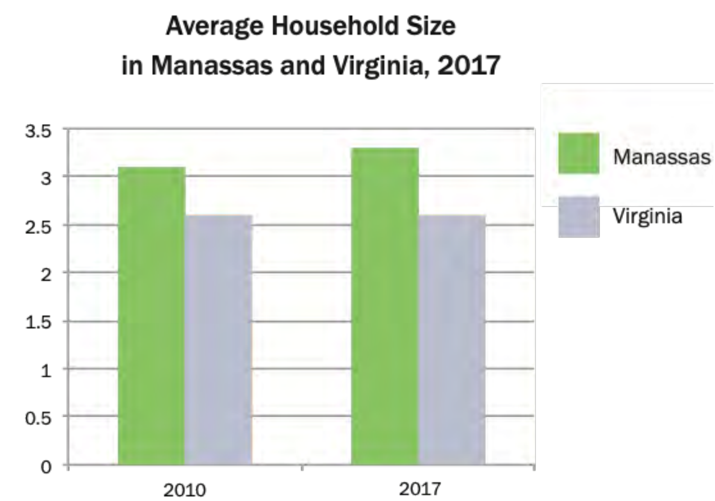
Economic Trends

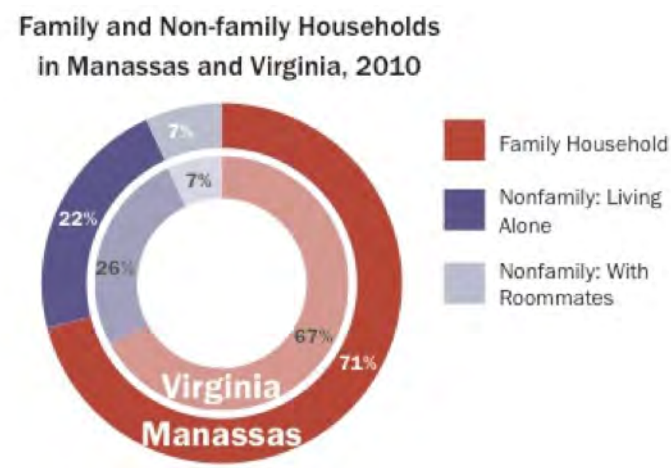
Though Manassas's median household income declined between 2010 and 2017, college degrees are more common in Manassas and unemployment rates have dropped.

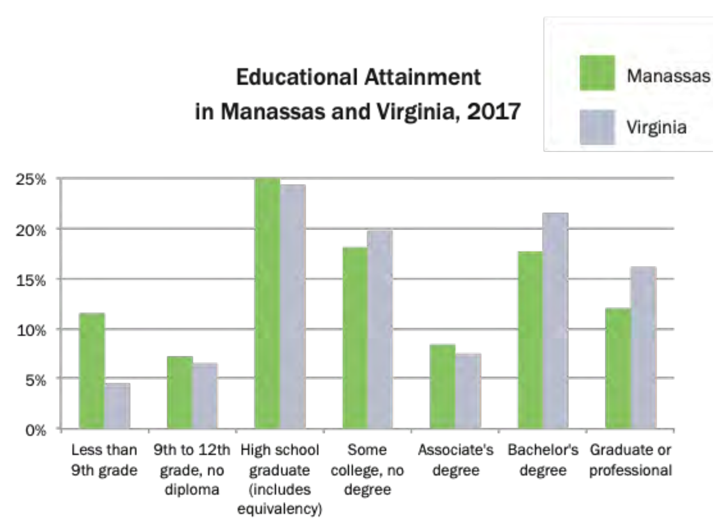
Education

Close to 30 percent of Manassas residents over the age of 25 have a Bachelor's or Graduate degree, a rate slightly lower than that of Virginia as a whole: 38 percent of the state's over-25 population has at least a Bachelor's degree. Still, educational attainment is on the rise in Manassas. In 2010, only 33 percent of residents had a Bachelor's or Graduate degree.

Manassas has a notably higher proportion of residents who do not have a high school diploma than the state as a whole. Almost 19 percent of City residents over the age of 25 did not graduate from high school, and 12 percent have less than





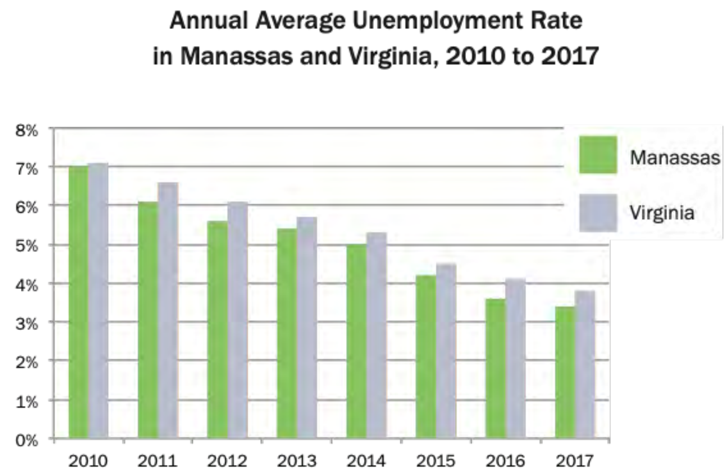


a 9th grade education. These rates have declined only slightly since 2010.

Employment

Workers with low educational attainment tend to have a harder time finding employment, but Manassas's unemployment rate has been consistently lower than that of Virginia since 2010.

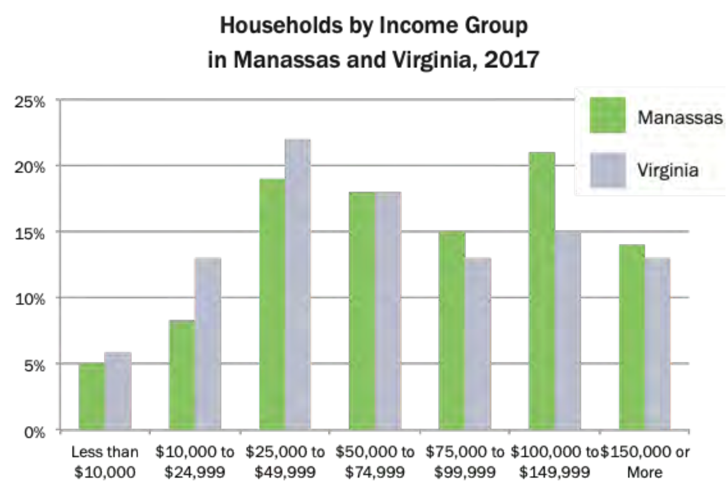
Unemployment rates in both Manassas and the state as a whole declined steadily between 2010 and 2017. Manassas's unemployment rate decreased from 7.0 percent in 2010 to 3.4 percent in 2017, while the rate in Virginia decreased from 7.1 percent to 3.8 percent.



Household Income

Manassas's median household income of $77,551 is well above the Virginia median of $68,766. Manassas generally has more households with income above $75,000 than the state as a whole.

However, the city's real median income has declined considerably from its 2010 median of $84,044. By contrast, the real median household income in Virginia as a whole has increased very slightly from $68,652 to $68,766.

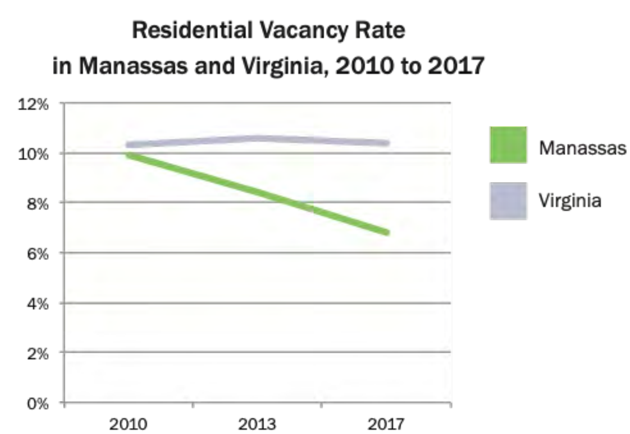


Housing Stock

Manassas has a housing stock that is mostly made up of single family detached owned homes and larger multifamily apartments.

Vacancy

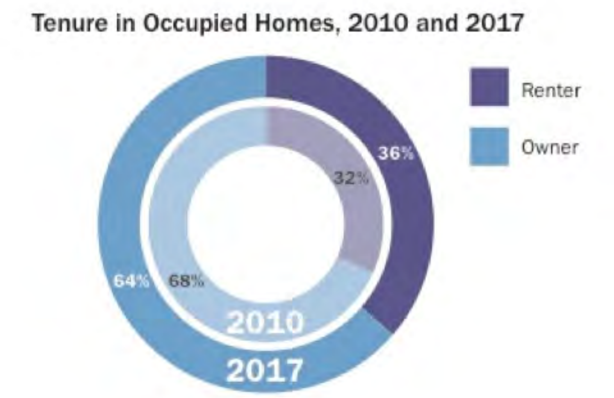
Only 6.8 percent of Manassas houses are vacant, giving the city a vacancy rate that is significantly lower than the statewide rate of 10.4



percent. There has been a steep decline in residential vacancy in Manassas since 2010, when the city's vacancy rate of 9.9 percent was more comparable to Virginia's 10.3 percent vacancy rate.

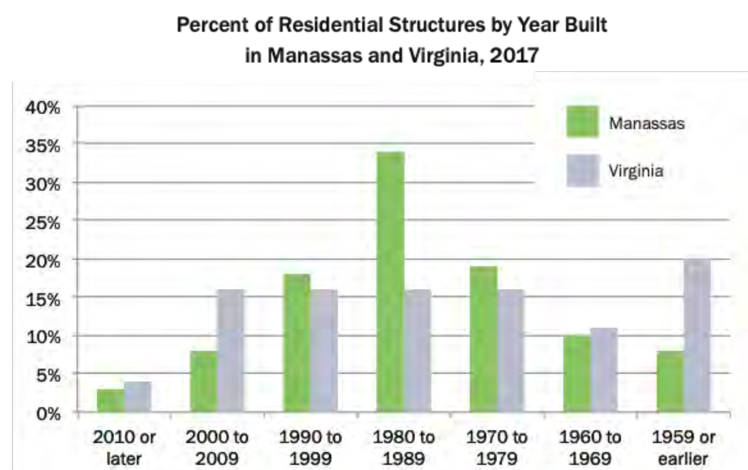
Tenure

A little less than two thirds of Manassas households own their homes, but renter rates are on the rise. Between 2010 and 2017, the proportion of renters in the city increased from 32 percent to 36 percent.



Age of Housing Stock

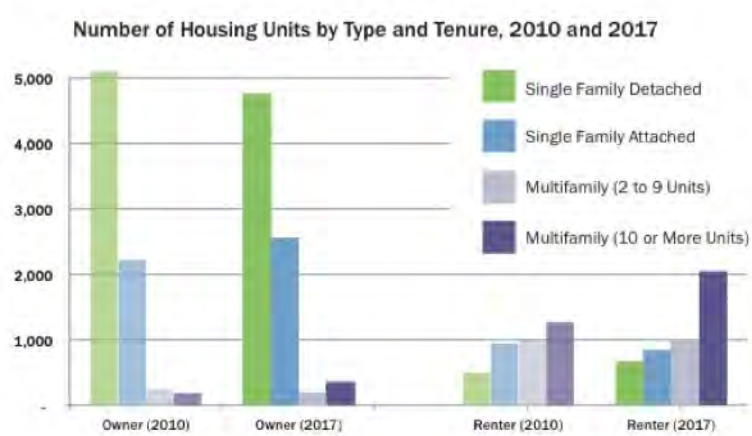
The majority of Manassas homes were built in the last four decades. A little over half of all residential structures were built between 1980 and 1999, and another 30 percent were built between 1960 and 1979. Manassas's residential structures have a median age of 34 years, giving the city a newer overall housing stock than Virginia's median age of 37 years. However, very few units have been built in Manassas since 2000 compared to the state as a whole.



Housing Type

The majority (43 percent) of Manassas's housing stock is made up of single family detached houses. A little over a quarter are single family attached homes.

Multifamily units are most often located in larger developments: nearly 20 percent of the total housing stock are units in developments with ten homes or more. Nine percent of units are in multifamily developments containing between two and nine units.



Housing Cost

Though housing values and monthly owner costs have declined since 2010 and the city's housing stock is more affordable than the Northern Virginia region as a whole, there is an increasing shortage in housing that meets the needs of lower-income households.

Housing Value

The median value of owner-occupied homes in Manassas is $307,000. Almost half of all owner-occupied houses are valued between $300,000 and $500,000, and an additional 30 percent are valued between $200,000 and $300,000. Only around 19 percent have a value lower than $200,000.

The real value of homes in Manassas has actually declined since 2010, when the median value was $325,800 in 2017 dollars.

Monthly Owner Costs

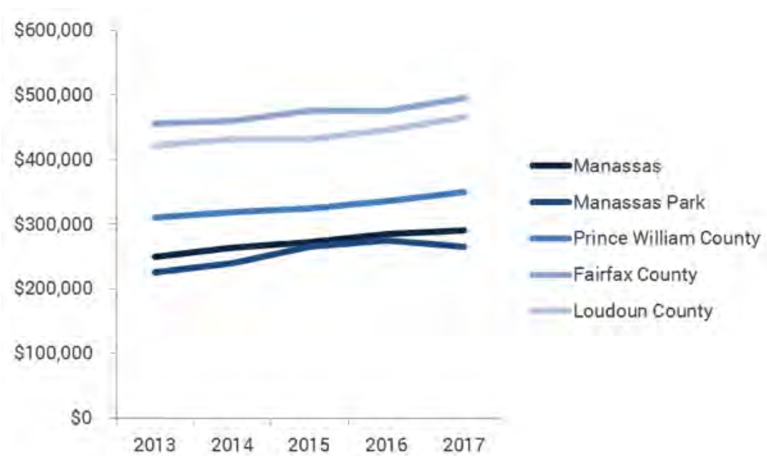
Likewise, the inflation-adjusted monthly cost of housing for owners with a mortgage decreased from $2,239 in 2010 to $2,022 in 2017. Monthly costs for owners without a mortgage decreased from $699 to $649.

Sales Prices

Housing prices in Manassas tend to be lower than its neighboring localities, which include the City of Manassas Park, Prince William County, Fairfax County and Loudoun County. However, Manassas has seen a decrease in the availability of affordably priced housing stock over the past few years. In 2013,

Monthly Housing Costs by Tenure, 2010 and 2017

Median Sales Price by County, 2013 to 2017



homes that sold for less than $200,000 accounted for 30 percent of all residential sales, but in 2017 this segment of the inventory accounted for only 21 percent of all residential sales.

Gross Rent

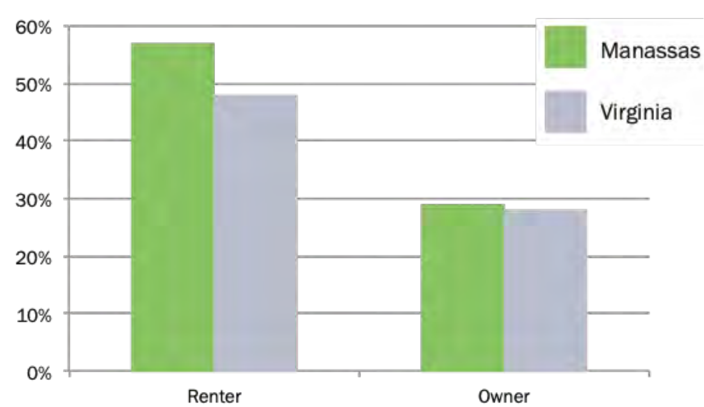
The decrease in homes for sale at low price points has likely contributed to the city's rising renter rate, yet rental housing is also becoming more expensive. The median gross rent in Manassas increased by about five percent between 2010 and 2017. In 2017, median gross rent was $1,439. Almost 45 percent of all apartments in the city rent for between $1,000 and $1,500, while an additional 30 percent cost between $1,500 and $2,000.

Cost Burden

The rising cost of rental housing contributes to a cost burden rate among Manassas renters that is much higher than the rate of renter cost burden in Virginia as a whole. In total, 57 percent of the city's renter households pay more than 30 percent of income in housing costs each month. In Virginia, 48 percent of renters are cost burdened.

Rates of cost burden among Manassas owners are more comparable to those of the state as a whole. Around 29 percent of the city's owners pay more than 30 percent of their income in housing costs, as do 28 percent of Virginia owner households.

Cost Burden Rate in Manassas and Virginia, 2017

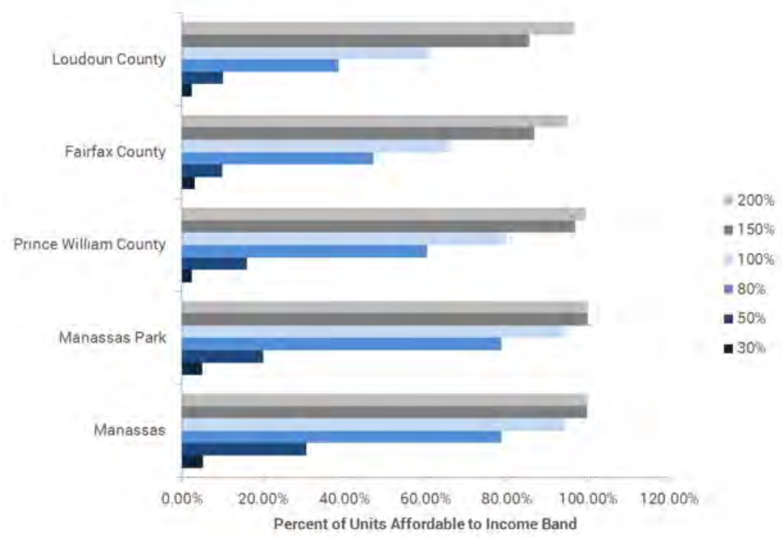


Affordability Gaps

Overall, households earning less than 50 percent of the area median income have difficulty finding housing that is affordable to them. Housing is considered affordable to a family when its monthly cost is no more than 30 percent of the family's monthly income. In Manassas, there were 2,805 households with incomes below $55,150, but only 2,395 units (rental and sales) were affordable for them.

To put this affordability issue into perspective, the starting salary for a teacher in the Manassas City Public Schools District is $46,078 for an individual with a Bachelor's degree , the starting salary for a police officer with the Manassas City Police Department is $49,920 , and the median earnings for an administrative assistant and food service worker are $31,378 and $15,589, respectively. People employed in these positions might have trouble finding affordable housing within Manassas as single income earners.

Affordable Units as a Share of All Units, 2013 to 2017



Conclusion

Manassas is becoming increasingly diverse in race and ethnicity as well as in the income of its residents. Its housing stock is strong, as evidenced by a low vacancy rate and rising rent and sales prices.

Trends in the city's socioeconomic and housing conditions point to a growing concern over housing affordability. As the city continues to welcome new residents from elsewhere in the state who may be seeking Manassas's relatively affordable housing stock, gaps in the supply of affordable housing will likely continue to tighten.

Key Observations

The Northern Virginia housing market became newsworthy recently when Amazon made its decision to locate its new HQ2 facility in Crystal City. Located only 45 minutes away from Crystal City on the Virginia Railway Express (VRE), the city of Manassas is preparing for major investment and job growth from its own major employers. Micron Technologies and Aurora Flight Sciences have both announced plans to expand their Manassas facilities and create a total of over 1,200 new high-wage jobs by 2030. George Mason University will answer the region's tech boom by expanding its Prince William campus focused on Science and Technology, also located in the city of Manassas.[1] These planned expansions will have a major impact on a city that is currently home to a little over 41,000 residents and around 23,000 jobs, particularly as Manassas's housing market continues to experience the effects of region wide economic growth.[2]

While Manassas prepares to accommodate an influx of workers, the city is home to an increasing number of older residents. The share of the city's population over the age of 60 increased from 10 percent to 14 percent just between 2010 and 2017. By 2030, the statewide population over the age of 65 is expected to be double its 2010 size.[3] Yet aging residents often have housing and neighborhood preferences that are similar to their younger, working-age counterparts. Increasingly, these populations seek denser, walkable neighborhoods that promote a close-knit community and provide easy access to lively commercial corridors, even if it means occupying a smaller home.[4]

With its vibrant downtown, unique and diverse neighborhoods, and easy transit access, Manassas is poised to position itself as an appealing alternative to the fast-paced and expensive housing market elsewhere in the region and a desirable city for both new workers and long-time residents to call home. The city is home to richly diverse housing types, size, and density and offers high

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1 Sides, Emily. (17 Nov 2018). "Prince William Region Prepared for Tech Surge around Amazon." Inside NoVa. https://www.insidenova.com/news/business/prince_william/prince-william-region-prepared-for-tech-surge-around-amazon/article_980d9588-eadf-11e8-9a47-df926bb01845.html

2 2013-2017 American Community Survey 5-Year Estimates; 2015 LEHD Data.

3 Pope, Michael. (2 Jan 2018). "A More Diverse Virginia Includes an Aging Population." Radio WVFT. https://www.wvtf.org/post/more-diverse-virginia-includes-aging-population#stream/0

4 "Age is Just a Number When It Comes to Community Preference." (September 2017). National Association of Realtors. https://homeownershipmatters.realtor/issues/report-millennials-and-silent-generation-drive-desire-for-walkable-communities/; "Baby Boomers and Millennials Competing to Buy the Same Homes." (28 Nov 2017). Alabama Association of Realtors. http://www.alabamarealtors.com/posts/2017/11/28/baby-boomers--millennials-competing-to-buy-the-same-homes

quality of life. Several key assets can be leveraged to help Manassas benefit from region's significant economic and demographic shifts while maintaining and enhancing its essential character.

Manassas has good diversity in housing types, sizes, and density that lends itself to broad housing choice for households of all sizes.

Relative to other counties in Northern Virginia – which, for the purposes of this Plan, includes the City of Manassas, the City of Manassas Park, Fairfax County, Prince William County, and Loudoun County – Manassas has a broad range of housing types and sizes. Though 43 percent of homes in the city are single-family detached units, more than half of Manassas's housing stock is relatively well distributed between townhomes and multifamily buildings containing different numbers of units. Variations in lot sizes create a range of densities among Manassas neighborhoods, which helps introduce variety in housing costs. The city has fewer homes with five or more bedrooms than other parts of the region, but it has a relatively good distribution of zero- to four-bedroom homes.

Manassas neighborhoods feature walkability characteristics that contribute greatly to residents' quality of life.

In addition to its relative affordability, the City of Manassas fuels quality of life through the walkability and visual appearance of its neighborhoods. Town hall participants from nearly every census tract noted trees and greenery, well-kept sidewalks, and exterior home appearances among their neighborhoods' best qualities. These elements of curb appeal help bolster neighborhood image and overall standards of housing quality. Very few visual issues are detectable in Manassas neighborhoods, but walkability can be increased in some areas through landscaping and improved sidewalk connectivity. Because high housing cost burden increases the risk that residents will be unable to direct the necessary time or money toward visual upkeep of their home, the city's current standards of curb appeal may need to be monitored and maintained.

Density contributes to parking issues, but the age and design of the built environment in certain neighborhoods has a larger impact on the perception of overcrowding due to limited parking availability.

The housing stock in neighborhoods with older dense, single-family attached housing, like Georgetown South, was not designed to accommodate multiple cars per household. Homes in these neighborhoods lack garages or driveways, relegating parking availability to the streets and to limited parking spots that have been allocated in front of some townhouses. Households in Census Tract

6, which contains Georgetown South, actually have a fewer number of cars on average than households in the city as a whole, but the limited availability of parking makes the neighborhood's density problematic.

In the city's less dense, single-family detached neighborhoods, homes are typically equipped with driveways and garages that help minimize parking issues. In townhouse developments that were built more recently, such as Hastings Marketplace (in Census Tract 5), garages are incorporated into each unit's ground floor. The design allows for increased residential density while mitigating issues with parking availability.

While diversity in the housing stock promotes broader choice in housing price points, cost burden is high and affordability is a growing concern among both owners and renters.

The diversity of housing types and lot sizes increases variety in both sales and rental prices. Overall, owned homes in Manassas are among the most affordable in the region. The City of Manassas had the second lowest median sales price in the five-county region in 2018; its median sales price of $297,500 was only slightly higher than the City of Manassas Park's median sales price of $284,500.[5] Yet Manassas's ability to provide affordable ownership opportunities has diminished: between 2013 and 2017, the share of homes sold for less than $200,000 decreased from 30 percent to only 21 percent of all homes sold. Nearly 29 percent of Manassas homeowners are cost burdened, indicating a risk that lower-income homeowners could be priced out of the city.

Some town hall participants noted that a lack of affordable homes was preventing their family or community members from achieving homeownership in the city. Others noted that the number of renters in their neighborhood seemed to be increasing. Citywide, the homeownership rate decreased from 68 percent to 64 percent of all households, possibly due in part to more limited ownership opportunities. Affordability is also a concern among renters, however. With a cost burden rate of 57 percent, Manassas renter households are more likely to live in an unaffordable home than renters in any other part of the five-county region.

The expiration of affordable assisted developments is not an immediate concern, but several units may be at risk of conversion to market rate housing by 2032.

There are 637 units in six developments funded by Low Income Housing Tax

5 Zillow Research. (February 2019). Median Sales Price – Seasonally Adjusted (County).

Credits (LIHTC) that provide housing to Manassas families with incomes up to 50% or 60% of the Area Median Income (AMI). One of these developments, a 24-unit multifamily building in Census Tract 5, will lose its affordability restrictions in 2027. By 2032, two additional tax credit properties containing a total of 161 units will expire.

In a hot housing market, the owners of these developments will see an incentive to convert these units to market-rate housing in order to improve their profit margins. The conversion of these units would result in the loss of a significant affordable housing inventory, potentially exacerbating affordability issues for the city's low- and moderate-income residents.

The housing needs of families in the city are changing, flagging a need for a new type of housing stock that could accommodate elderly or young adult family members.

Manassas is home to an increasing number of elderly residents. The rate of residents over the age of 60 increased from ten percent to 14 percent of Manassas' growing population between 2010 and 2017. As residents age, their housing needs change: elderly residents may seek smaller homes for better affordability, accessibility, and maintenance needs, or they may need to move closer to relatives or caregivers. Accessory dwelling units have the potential to help meet these needs.

In Manassas, residents over the age of 17 are more likely to live with a parent than they are to live alone. Nearly 40 percent of residents between the ages of 18 and 34 live with a parent. Nationwide, this age group has seen major barriers to homeownership posed both by student debt and by high rental costs, which prevent young adults from saving for homeownership.[6] The high rate of adult children living with parents in Manassas is likely influenced by these same factors. Student debt in particular may be increasing among Manassas residents as the city's college-educated population grows. Young adults could use accessory dwelling units as a source of affordable housing that would allow them to remain in the city, prepare for homeownership opportunities, and maintain some independence even as they utilize the support of family members.

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6 Choi, Jung Hyun, and Jun Zhu, Laurie Goodman, Bhargavi Ganesh, and Sarah Strochak. (2018). Millennial Homeownership: Why Is It So Low, and How Can We Increase It? Urban Institute. https://www.urban.org/sites/default/files/publication/98729/millennial_homeownership.pdf

In some cases, both residential and non-residential land in Manassas that could support new or higher density housing is underutilized.

There are specific sites in which the quality of existing housing is substandard. In particular, sites along South Grant Avenue and Brent Street as well as in the Wedgewood neighborhood (all in Census Tract 6) are located along or near major corridors that make them appropriate locations for higher density housing.

There is vacant and/or underutilized land in the Downtown, such as parking lots or industrial property, that would be well-suited to transit-oriented residential or mixed use development. The central location of these underutilized properties makes them ideal candidates to support the City's goal to create a 24-hour downtown in which residents can live, work, and play.

The Mathis corridor (in Census Tracts 2 and 3) and the Gateway area (in Census Tract 7) are located along roads with more intensive vehicular use. These sites could support a commercial component along with greater residential density. Because of their accessibility, these sites offer an appropriate location for new housing and commercial development without sacrificing the character of neighborhoods that are already built out.

As single-family detached neighborhoods in the city age, there is an increasing likelihood that tear downs and rebuilds of existing residential structures will occur.

In neighborhoods that are predominantly made up of single-family detached homes, such as neighborhoods in Census Tract 3, higher-income homebuyers have increasing incentive to tear down older, existing residential structures and rebuild a new home on the lot. This process is most likely to occur in cases where the value of the lot is higher relative to the value of the existing structure. Tear downs and rebuilds have the potential to harm neighborhood character, but thoughtful and tailored design guidelines related to infill development can help ensure that the rebuilt structure enhances the environment of its neighborhood.

Plan Recommendations

As the City prepares to expand the equitable benefits of significant economic growth, its neighborhoods have the potential to adapt to demographic shifts, preserve their unique character, and enhance their strong diversity and quality of life. Several challenges need to be addressed in order for these changing and emerging needs to be accommodated.

First, Manassas requires a diverse housing market to provide upper-income executive housing, middle-income management housing, and affordable housing for the moderate wages earned by support and service sector employees. Diversity within a housing market provides a range of options for a variety of household types, income levels, age groups, and ability levels. By maintaining an environment in which current and future residents can access housing of their choice, Manassas shows its commitment to preserving existing neighborhoods and creating opportunities for new residents who want to relocate to the city.

Second, the ability of the City to nurture a diverse housing market is restricted by the limited amount of land available for the development of new housing. Manassas is nearly built-out, but focusing on redevelopment of underutilized land and strategic infill development can yield new residential and mixed-use options.

Third, Manassas can complement the regional housing market with its smaller-scale, walkable neighborhoods that present attractive alternatives to the large lot, single-family detached dwellings that are plentiful in Prince William County and the surrounding area. For new residents seeking a more urbanized environment, Manassas can provide small town charm with big city advantages. Its neighborhoods boast a strong sense of community and aesthetic appeal, its downtown is economically healthy and immensely walkable, and it has convenient train access to Washington, DC. Other historical, cultural, commercial, and health care amenities fuel the city's status as a desirable place to live.

Looking ahead, the Comprehensive Plan sets forth a goal of celebrating and supporting Manassas neighborhoods through enhanced connectivity and safety, equitable investment and support, and efforts to maintain and improve community character. The following three objectives inform a series of strategic actions designed to progressively meet this goal:

1. **Preserve the character, quality, and affordability of existing neighborhoods**
2. **Revitalize underutilized parcels for new residential and mixed-use development.**
3. **Increase housing density along major corridors and in the Downtown to facilitate the development of a variety of new residential units.**

With thoughtful and innovative strategies, the limited availability of developable land in Manassas can be overcome to achieve an expansion of the local housing market that will address the diverse demands of current and future residents.

Goal: Manassas' neighborhoods will be celebrated and supported through enhanced connectivity and safety, equitable investment and support, and efforts to maintain and improve community character.

Objective 1: Preserve the character, quality, and affordability or Manassas neighborhoods.

STRATEGIES:

1. **Enhance visual neighborhood character to protect and improve walkability, aesthetics, and quality of life.**

    a. Develop a set of design guidelines to ensure that any development or rebuilds within Manassas neighborhoods will enhance and maintain neighborhood character. Each set of design guidelines should relate to a specific character area within the city. Design guidelines can account for the visual aesthetics of the development, including considerations for massing, materials, facades, roofs, and windows and doors. Guidelines should include a set of examples, rooted in current housing typologies within each neighborhood, to facilitate contextual development.

    b. Incentivize home landscaping, painting, and general upkeep by establishing a curb appeal matching program. Use the program to provide small matching grants to residents and rental property owners who undertake curb appeal projects.

    c. Expand and promote grant programs for Homeowners' Associations (HOAs) that improve HOAs' abilities to finance major improvements like fence repairs and repaving.

    d. Develop streetscape plans for areas in need of new or improved sidewalks or other means of improved pedestrian connectivity. Streetscape treatments that address these issues would improve functionality and aesthetics, resulting in a higher quality of life for existing residents and encouraging private investment. Tie streetscape improvements into other capital improvement projects in order to save costs.

2. **Maintain and improve quality in housing stock, particularly in areas of naturally occurring affordable housing (NOAHs).**

    a. Continue strong code enforcement in neighborhoods. Connect property owners with violations to housing rehabilitation resources, and map code violations on a quarterly basis to keep track of trends and allow more efficient targeting of staff resources.

    b. Work with key community partners to implement a targeted approach to housing rehabilitation with Community Development Block Grant funds, including rental rehabilitation in neighborhoods most in need of home repairs.

3. **Protect affordability of housing for existing homeowners and renters in Manassas neighborhoods.**

    a. Work with Prince William County to leverage CDBG funds to make energy efficiency improvements and lower utility costs for qualifying residents.

    b. Identify a suitable development partner, such as a nonprofit, to acquire tax credit properties upon their expiration to reduce the risk of losing affordable units to market-rate conversions. Existing owners of tax credit properties may have incentive to convert the units to market-rate housing when their affordability restrictions expire, particularly in a hot housing market. An appropriate development partner would have the ability to acquire the property, secure adequate financing, and maintain the affordability of the units.

    c. Develop a comprehensive housing assistance guide for households struggling to cover housing costs. Work with the City's Social Services Department, partner organizations and other area nonprofits such as United Way to develop a Manassas-specific housing resource guide that can be available in print and online, and distributed to area schools, libraries, and social service agencies.

Objective 2: Revitalize underutilized parcels for new residential and mixed-use development.

STRATEGIES:

1. **Conduct neighborhood-level studies to facilitate a targeted approach to revitalization.**

    a. Implement the recommendations of the 2017 Downtown South

Neighborhood Plan, which used grounded research to designate specific areas of the Downtown South neighborhood as appropriate for either revitalization or preservation. Utilize the Plan's Community Development Toolkit for tailored redevelopment and neighborhood improvement strategies.

b. Monitor the results of implementation of the Downtown South Neighborhood Plan recommendations. If the pilot proves successful, conduct other neighborhood-specific studies that will promote the effective application of the Community Development Toolkit in other Manassas neighborhoods.

2. **Encourage infill development and home repair on underutilized or vacant residential parcels within existing neighborhoods.**

   a. Develop design guidelines to ensure that infill is compatible with and enhances existing neighborhood character. Use guidelines to encourage the use of contextual building materials, establish uniform build-to lines for consistent setbacks, ensure that building heights and upper floor setbacks are compatible with existing structures, discourage dead-end streets and cul-de-sacs to facilitate neighborhood connectivity, encourage short blocks for improved walkability, and permit on-street parking and locate parking lots behind buildings to improve aesthetics and walkability.

3. **Facilitate reconstruction of substandard and underutilized residential developments (such as Wedgewood Condominiums and developments along South Grant Avenue) and non-residential properties.**

   a. Utilize the City's Economic Development Authority (EDA) as a tool for acquiring substandard and underutilized properties and providing financing for redevelopment in qualified areas. Alternatively, facilitate private sector involvement through rezoning or other local land development regulatory incentives.

   b. Modify the Residential Real Estate Abatement Program, a partial tax exemption for property owners who rehabilitate or redevelop homes in older neighborhoods. The current partial exemption is based on the increase in assessed structural value due to rehabilitation or redevelopment and is awarded over a seven-year period. Modifying this program to allow for full tax exemption on property value for one year after building permits have been pulled– i.e. during construction and rehabilitation – could stimulate revitalization in targeted areas.

Objective 3: Increase housing density along major corridors and in the Downtown to facilitate the development of variety of new residential units.

STRATEGIES:

1. **Increase density and variety of housing type where appropriate in order to create a more plentiful supply of high-quality housing for residents across the income spectrum.**

    a. Use land use and zoning tools to encourage high-density residential and commercial development along Mathis Avenue and in the Downtown character area. Develop design guidelines for high-density developments to ease parking issues, maintain a consistent streetwall, and enhance neighborhood character and walkability.

    b. Explore an Affordable Dwelling Unit ordinance, which encourages developers to create affordable units in exchange for density bonuses, in areas appropriate for more high-density residential development (e.g. in the Mathis Avenue character area). These ordinances can encourage developers applying for rezoning or special exception permits to restrict up to 17 percent of units to lower income households in exchange for up to a 30 percent density bonus. Income levels can range from 50 percent to 150 percent of Area Median Income. Affordability terms between 15 and 50 years are required by the state.

2. **Create and expand new kinds of housing opportunities that can accommodate emerging needs among residents.**

    a. Explore updates to remove the existing Accessory Dwelling Unit prohibition. An Accessory Dwelling Unit ordinance should include space requirements that limit accessory development to larger residential lots that could support the additional density, minimizing issues with increased traffic flow and parking. Accessory Dwelling Units could help provide a missing middle housing stock, especially for young or elderly family members of homeowners who need assistance with housing affordability.

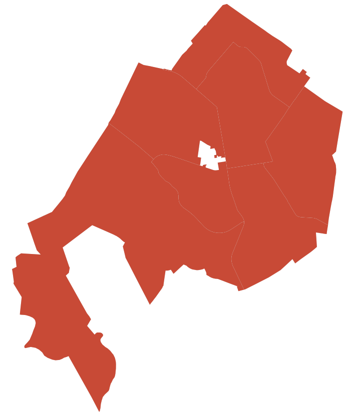
    b. Consider expanding the City of Manassas's nonprofit Housing Trust Fund (HTF) to help assist low- and moderate-income families with homeownership through funding from CDBG and the Virginia Housing Development Authority (VHDA). Though the HTF has been inactive since 2010, City Council could reactivate the HTF by appointing a new Board of Directors and modifying the bylaws to administer affordable housing initiatives.

Neighborhood Profiles

The following neighborhood profiles contain a deeper dive of data within each of Manassas's seven census tracts. Each tract contains numerous subdivisions and neighborhood typologies, and these data briefs aim to capture each tract's overall data insights along with more detailed description of form and condition in residential areas. A citywide profile follows the seven census tract profiles.

The data in these profiles comes from American Community Survey 5-Year Estimates for 2013 to 2017 and is supplemented with qualitative observations from a survey taken in September 2018. Neighborhood descriptions are somewhat generalized and do not contain all subdivisions.

CITY OF MANASSAS



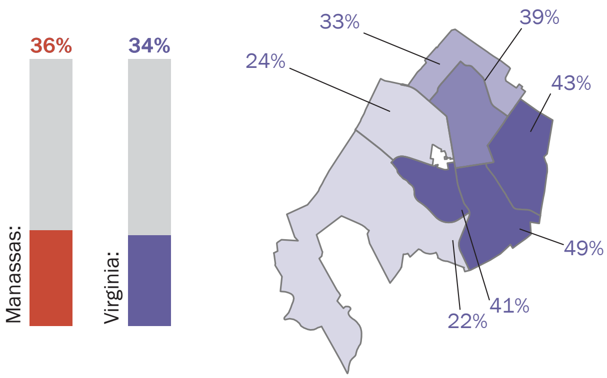
41,379
Residents

12,540
Households

13,451
Housing Units

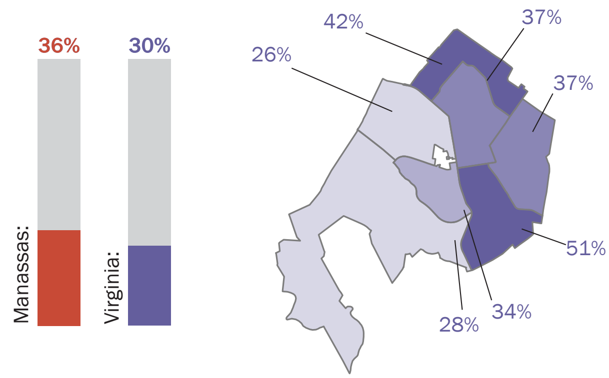
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

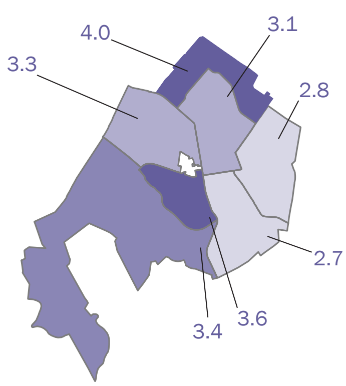


Household Size

Average number of persons per household

Manassas:
3.3

Virginia:
2.6

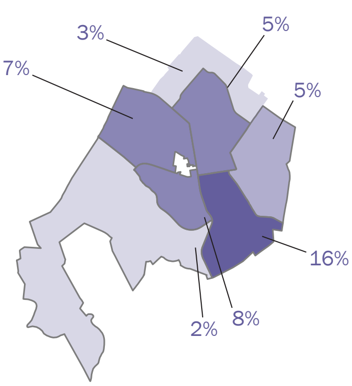


Vacancy

Percent of residential units that are unoccupied

Manassas:
7%

Virginia:
10%



Manassas
HISTORIC HEART. MODERN BEAT.

Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
City of Manassas; State of Virginia

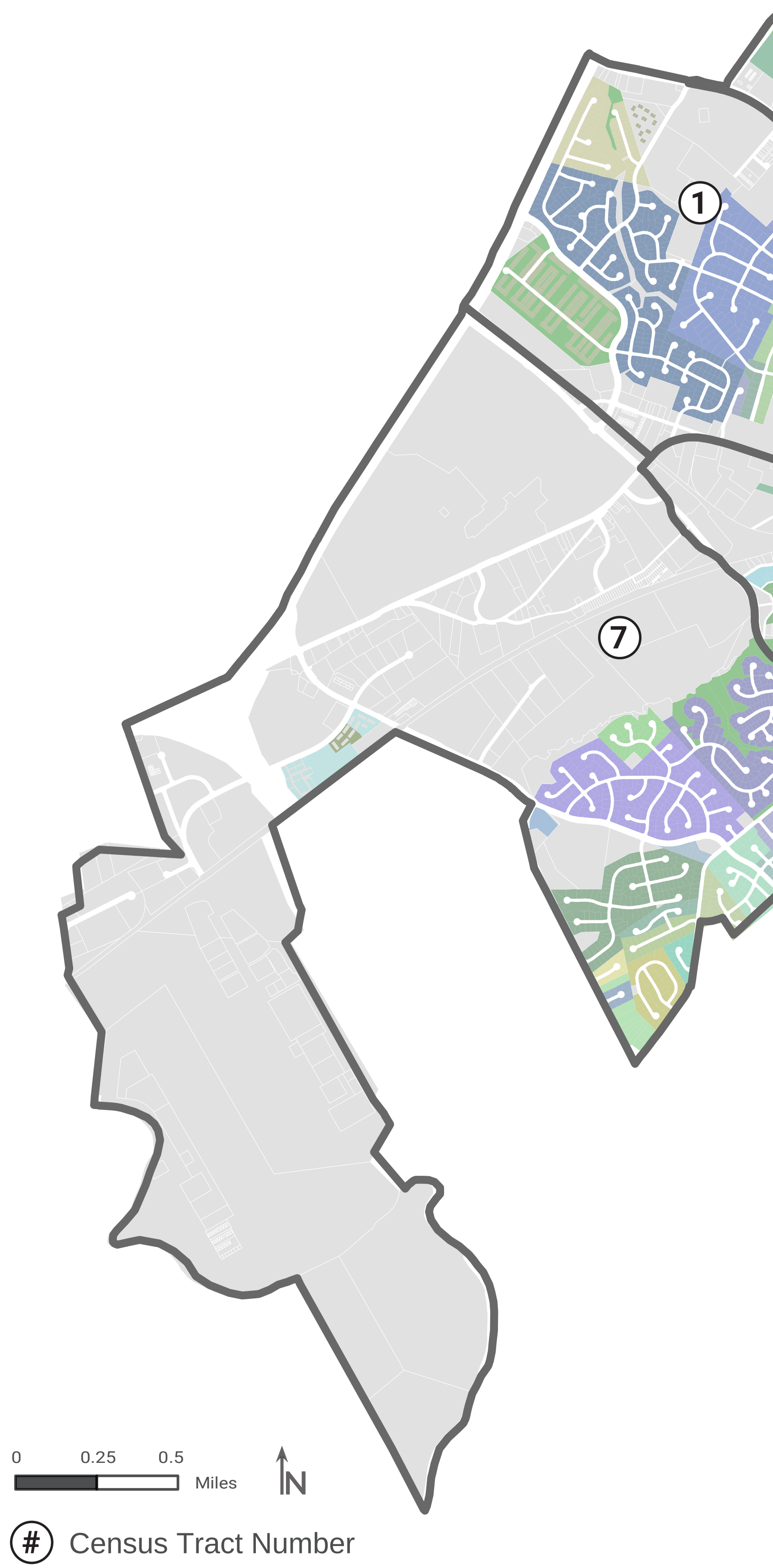
Overview

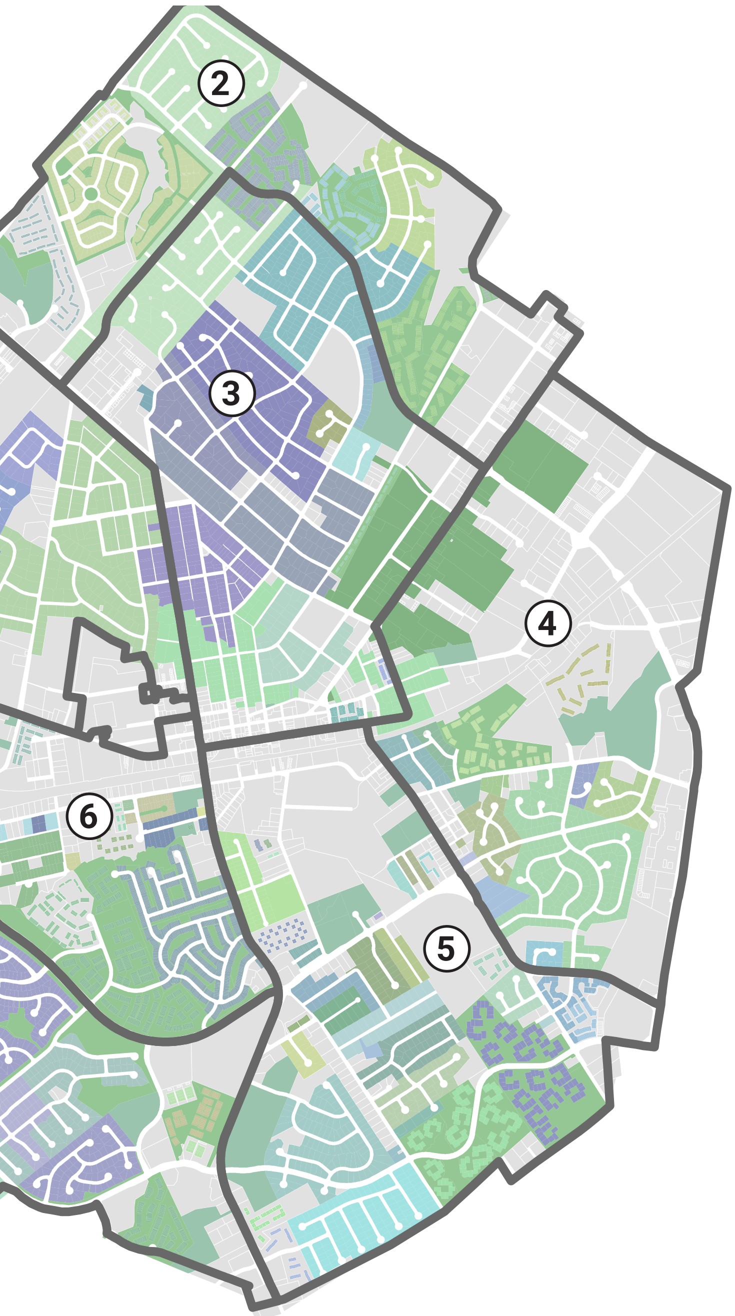
Manassas

is home to a high proportion of family households, as evidenced by an average household size that is significantly larger than the statewide average. Its renter rate is slightly higher than that of Virginia. Most new residents moved to the city from another county in Virginia. The majority of Manassas households have at least two cars, and nearly a quarter have three or more.

Much of the city's housing stock is made up of single family homes, both attached and detached, but there is also a sizable share of homes in multifamily buildings containing ten to 19 units. The city's housing stock is slightly newer overall than that of the state, but relatively few homes have been built since 2000. The vacancy rate in Manassas is much lower than that of Virginia.

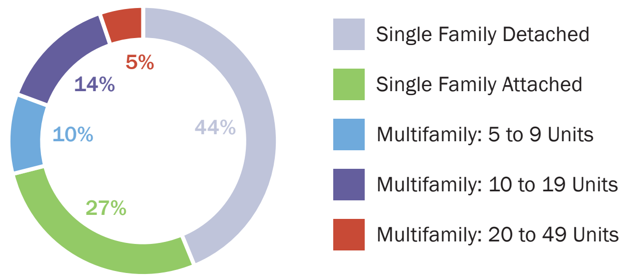
The city has a higher median household income than that of the state, but it also has a higher median home value and median gross rent. As a result, the rate of housing cost burden is higher in Manassas than it is in Virginia as a whole.



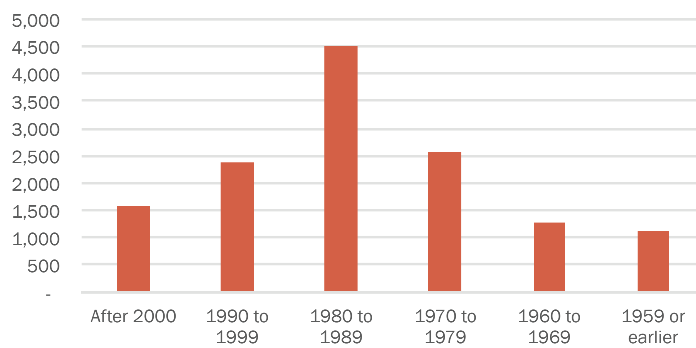


Housing Stock

Housing Type



Residential Structures by Year Built



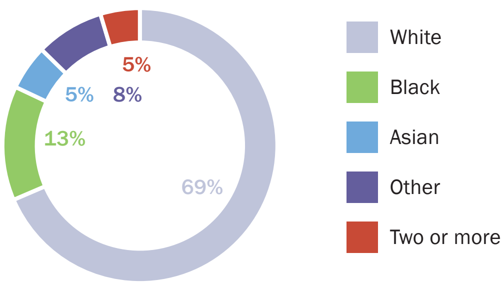
Median Year Built

Manassas:
1984

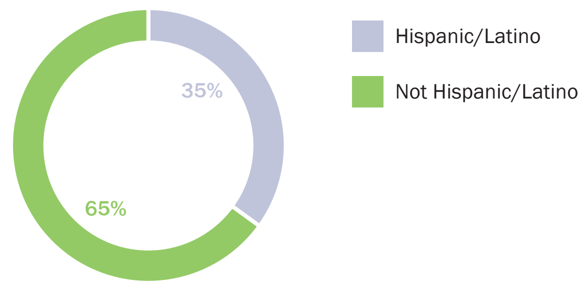
Virginia:
1980

Demographics

Race



Ethnicity



Median Household Income

Manassas:
$77,551

Virginia:
$68,766

Median Gross Rent

Manassas:
$1,439

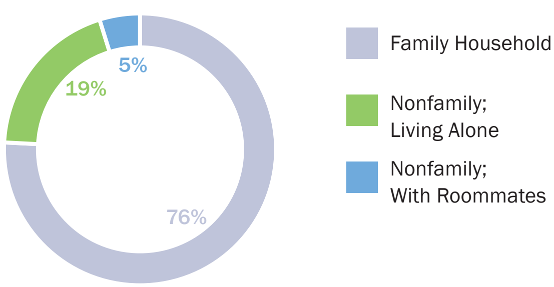
Virginia:
$1,166

Median Home Value

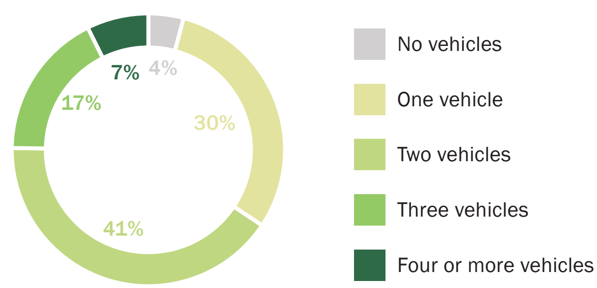
Manassas:
$307,000

Virginia:
$255,800

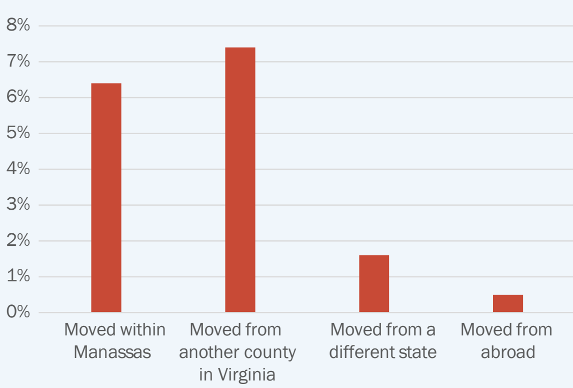
Household/Family Type



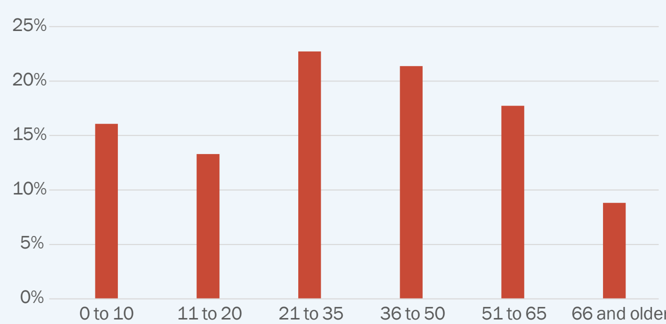
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year



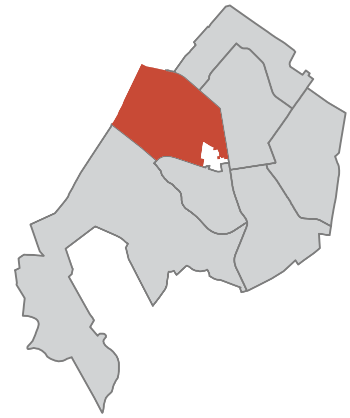
Percent of Residents by Age



City of Manassas Comprehensive Plan Update: Housing Plan

CENSUS TRACT 1

Residential communities including Bristoe Station, Cavalry Run, Country Place, Hazel Ridge, Northwest, Owen's Wood, Park Place, Robnel, Rollingwood, Te Cozzos



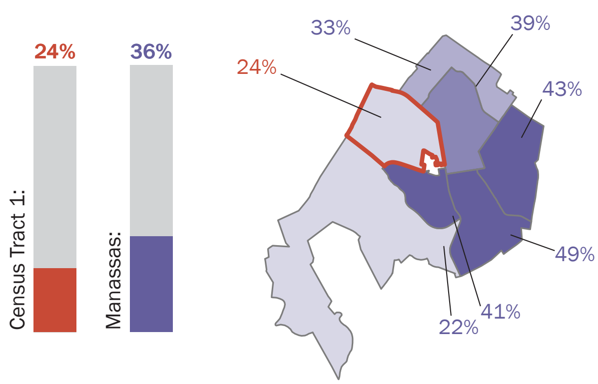
4,489
Residents

1,366
Households

1,467
Housing Units

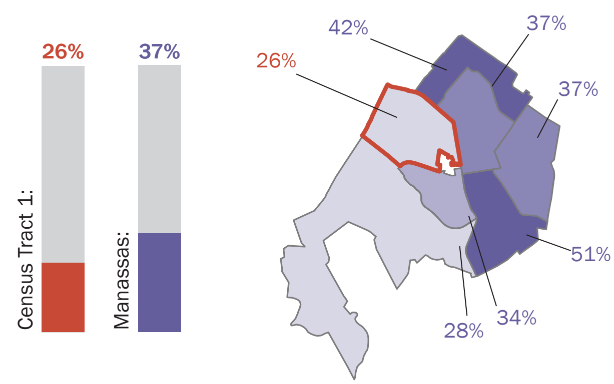
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

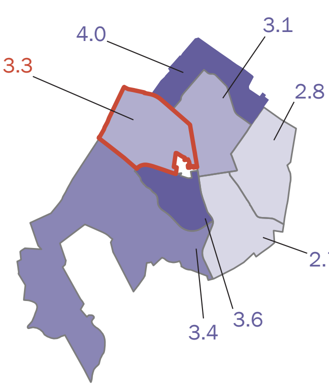


Household Size

Average number of persons per household

Census Tract 1:
3.3

Manassas:
3.3

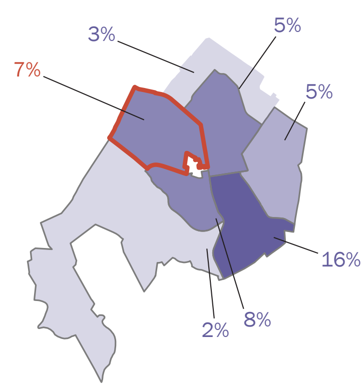


Vacancy

Percent of residential units that are unoccupied

Census Tract 1:
7%

Manassas:
7%



Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
Census Tract 9101

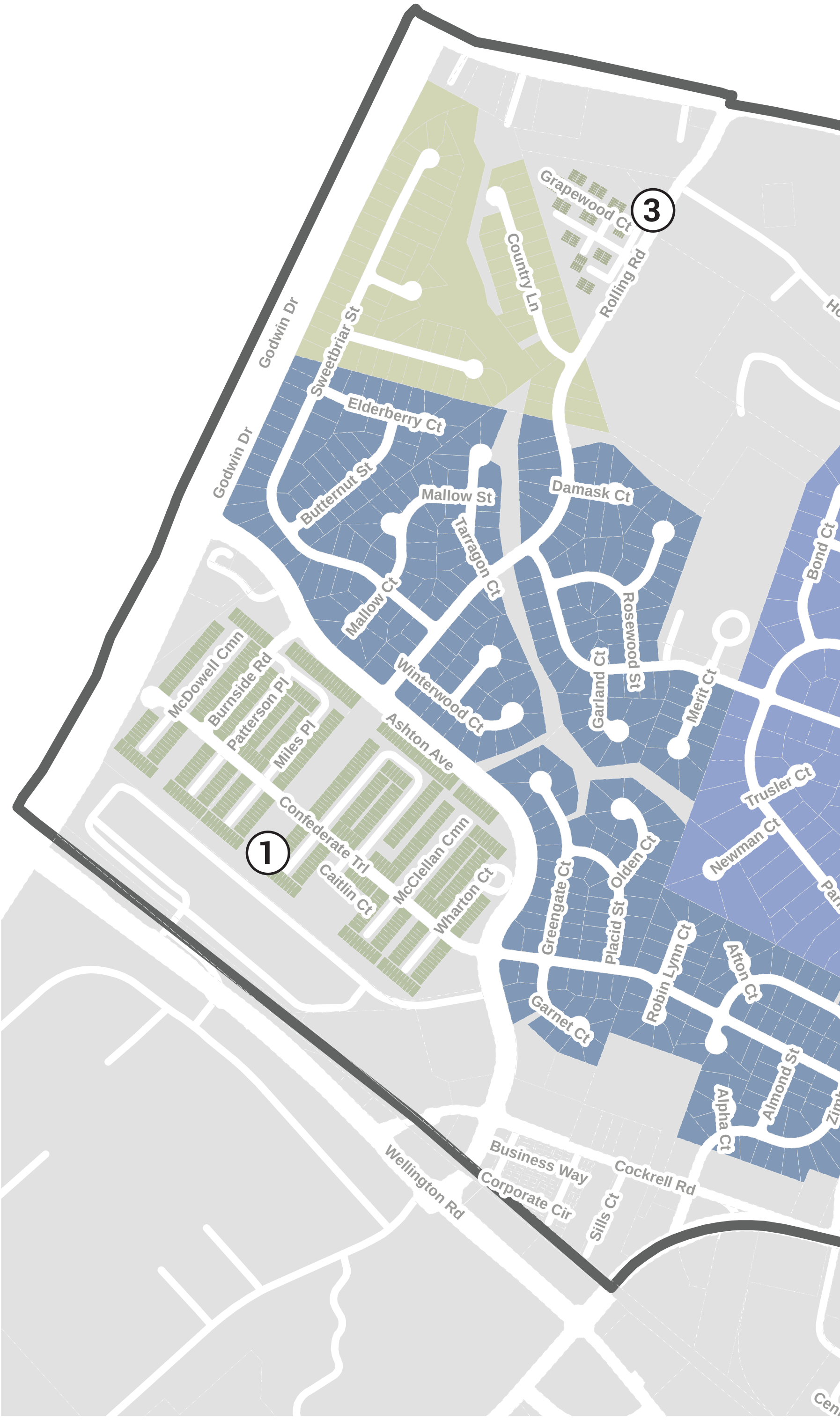
Overview

Census Tract 1

is home to a relatively high share of homeowners and a higher proportion of White and non-Hispanic/Latino residents than Manassas as a whole. The tract also contains a higher share of family households than the city as a whole, with a higher proportion of residents under age 20 and over age 65. Relatively few of these residents have moved in the past year. Tract 1's average household size is comparable to that of the city as a whole, and the majority of households have two vehicles available.

Census Tract 1 contains mostly single family units, both attached and detached. On average, homes are slightly older than the Manassas average, but the owner-occupied housing stock has a higher median value than the city as a whole. The vacancy rate is about the same as the city as a whole.

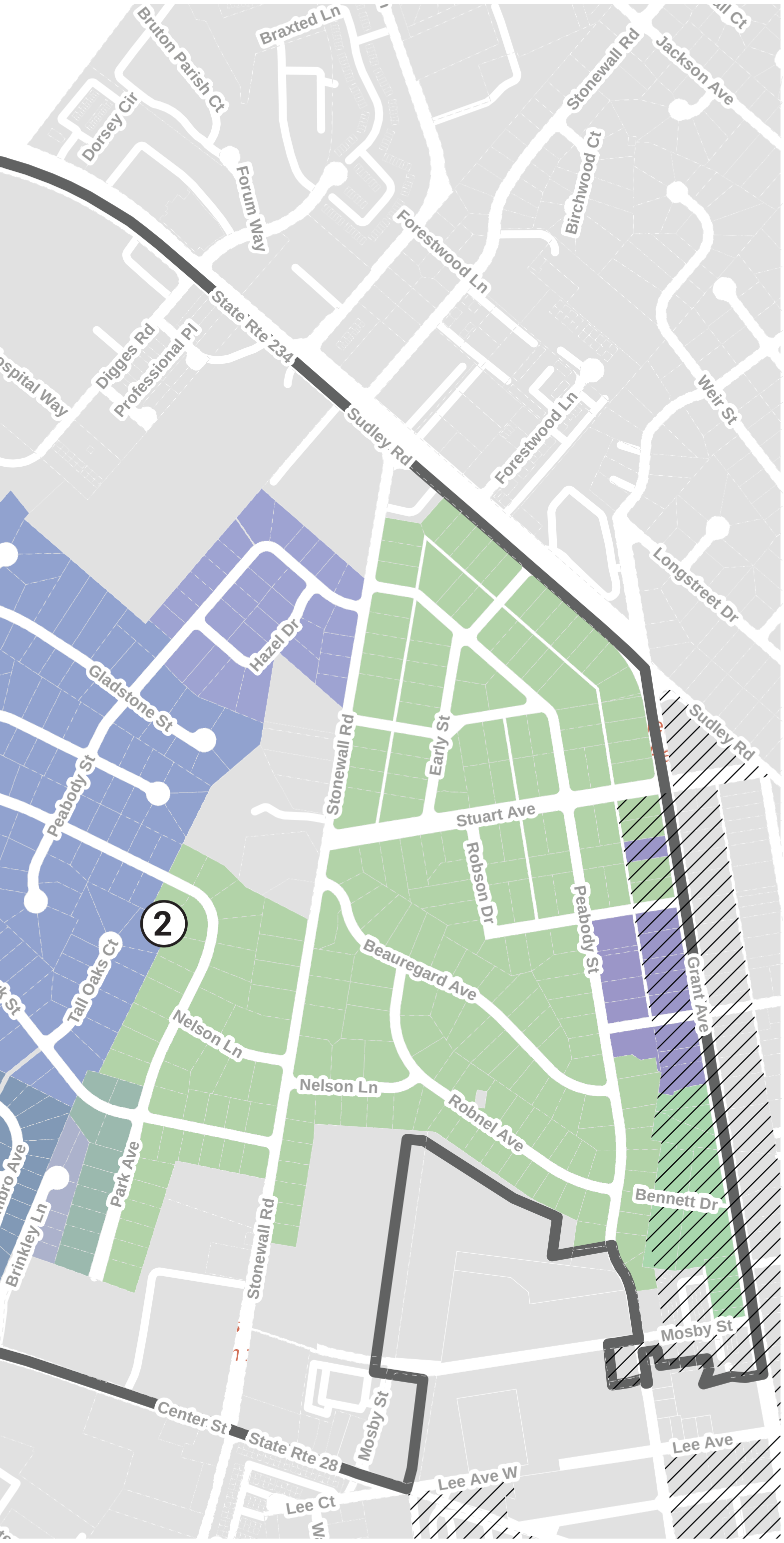
Although home values and median gross rent in Census Tract 1 are much higher than the median rent and home value in Manassas, housing cost burden is low because the tract is home to households with a higher median income than the city as a whole.



Neighborhood Character

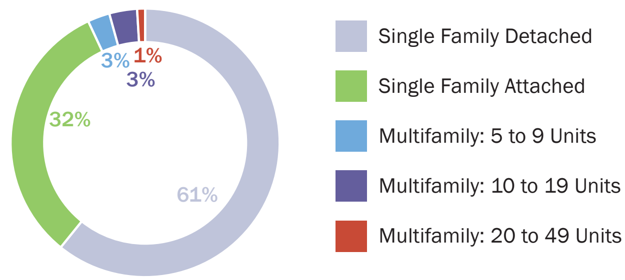
Please note:
Neighborhood descriptions are general and do not include all subdivisions.

1 **Bristoe Station** is a neighborhood of single family attached homes in good condition, mostly constructed of siding and brick.

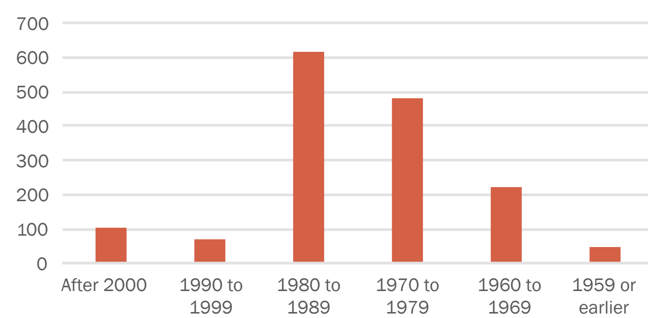


Housing Stock

Housing Type



Residential Structures by Year Built



Median Year Built

Census Tract 1:
1980

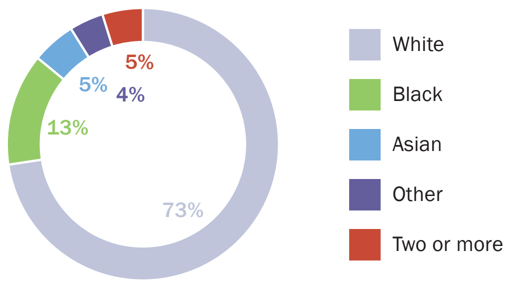
Manassas:
1984

② Subdivisions including Country Place, Cavalry Run, Robnel, Owen's Wood, Hazel Wood, Park Place, Te Cozzos, & Northwest have a mix of one- and two-story single family detached homes on larger lots and in good condition.

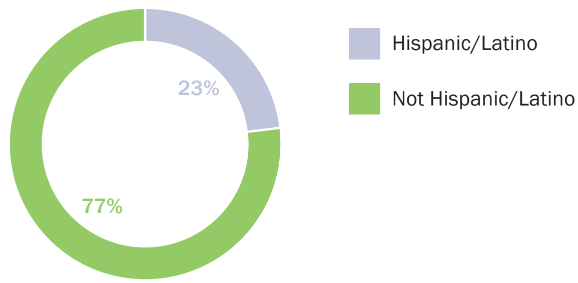
③ Rollingwood is home to three-story condominiums in good condition.

Demographics

Race



Ethnicity



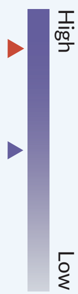
Median Household Income

Census Tract 1:

$97,143

Manassas:

$77,551



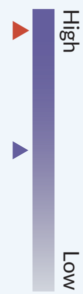
Median Gross Rent

Census Tract 1:

$1,634

Manassas:

$1,439



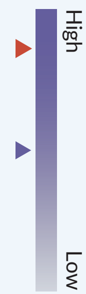
Median Home Value

Census Tract 1:

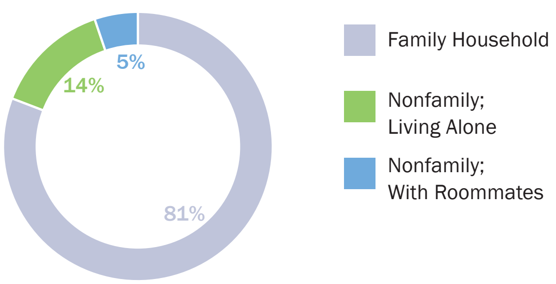
$328,700

Manassas:

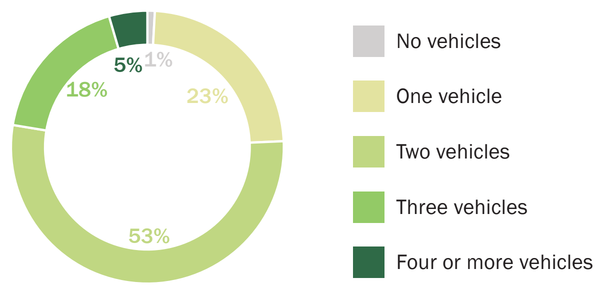
$307,000



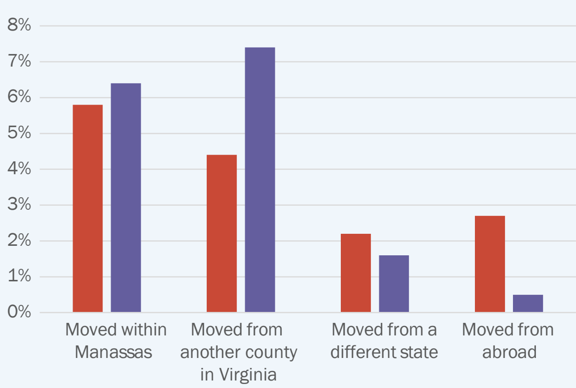
Household/Family Type



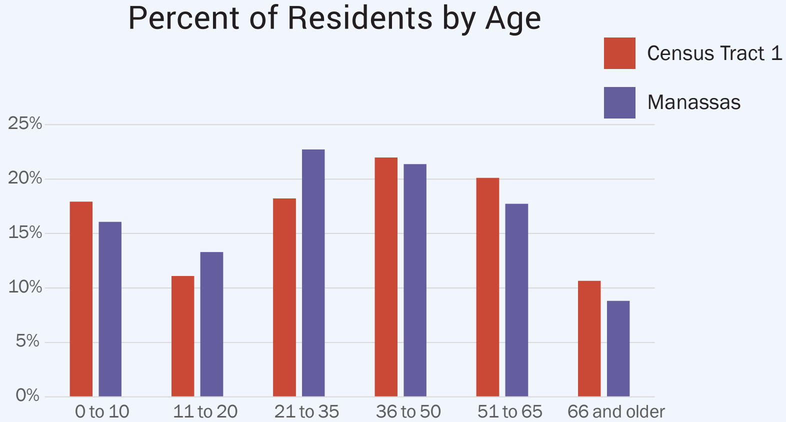
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year



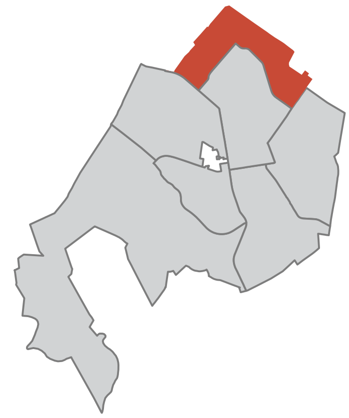
Percent of Residents by Age



City of Manassas Comprehensive Plan Update: Housing Plan

CENSUS TRACT 2

Residential communities including Cannon Ridge, Deer Park, Georgian Hamlet, New Britain, Point of Woods, & Sumner Lake



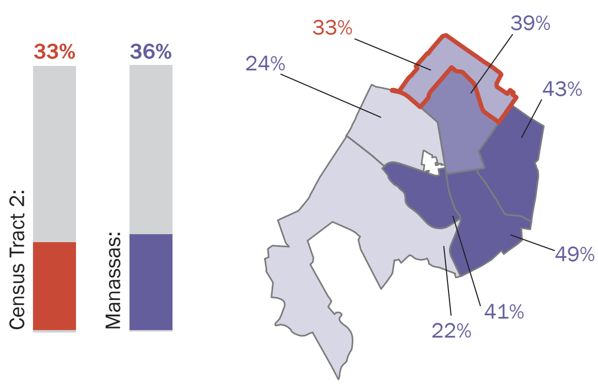
8,650 Residents

2,165 Households

2,229 Housing Units

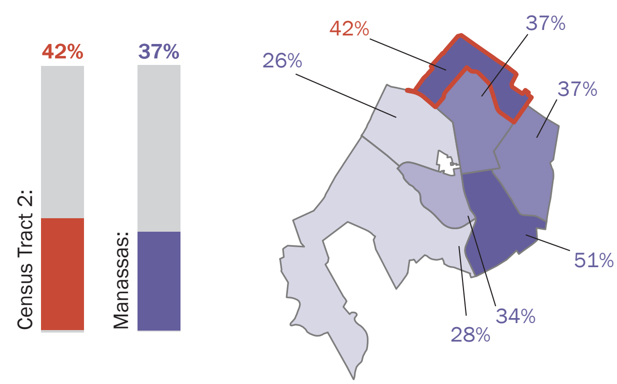
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

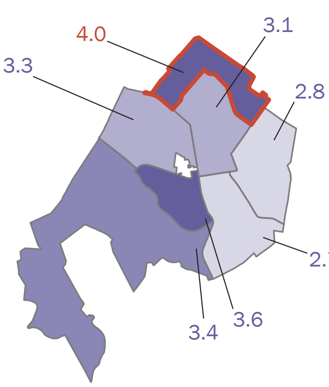


Household Size

Average number of persons per household

Census Tract 2:
4.0

Manassas:
3.3

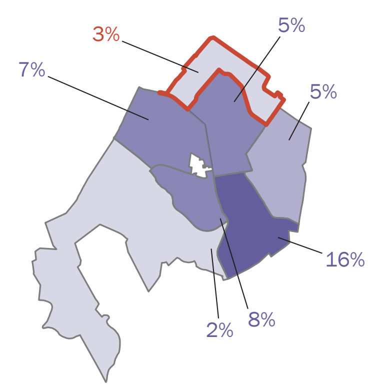


Vacancy

Percent of residential units that are unoccupied

Census Tract 2:
3%

Manassas:
7%



Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
Census Tract 9102.01

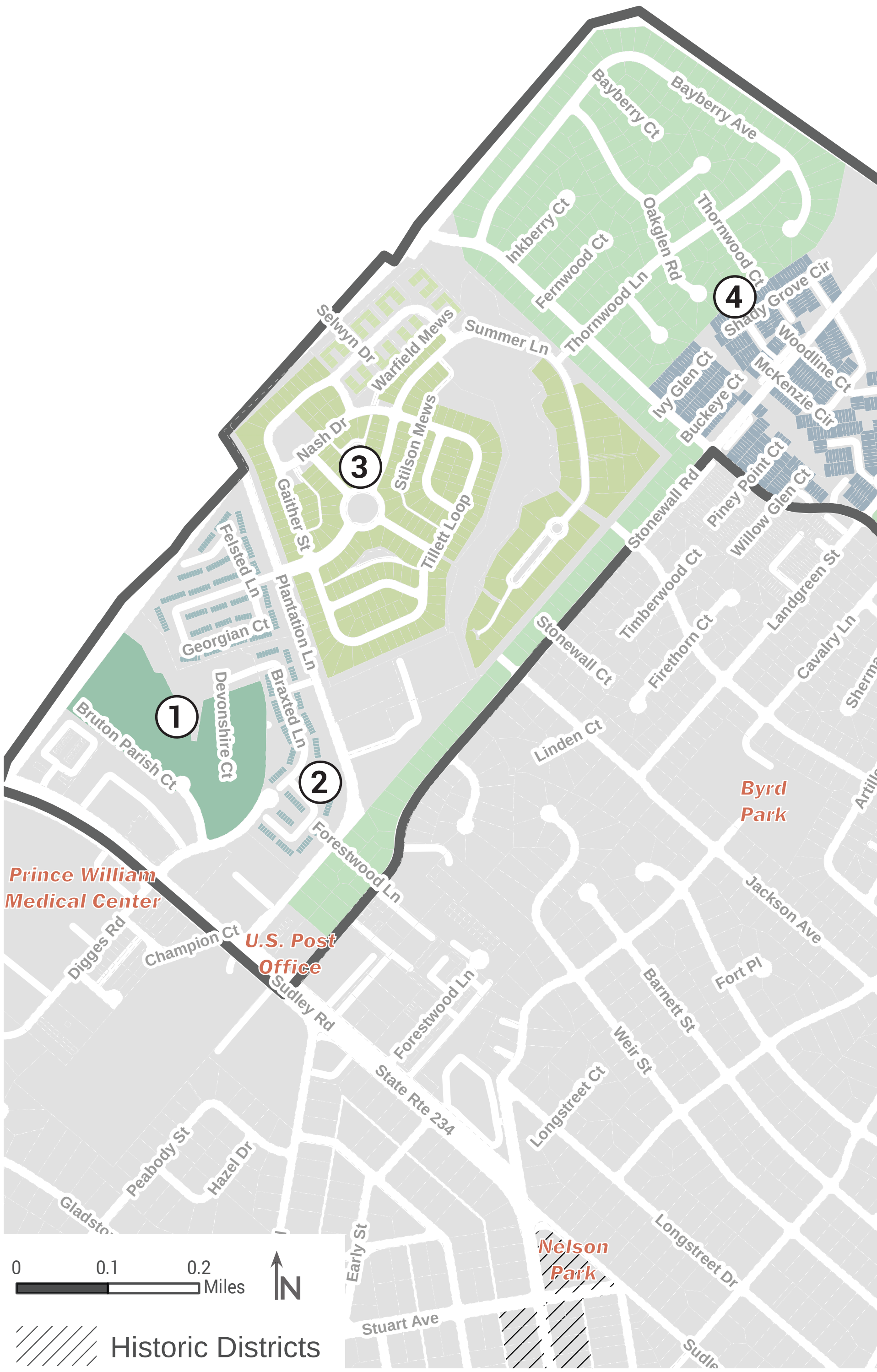
Overview

Census Tract 2

has a very high share of families and the highest average household size of any tract in the city. Tract 2 is home to a larger proportion of Hispanic/Latino residents than Manassas as a whole, as well residents under the age of 35. Residents who have moved into the neighborhood recently are most likely to come from another county in Virginia. The majority of households have two vehicles available, and a quarter of households have three or more cars.

Tract 2 contains mostly single family, both attached and detached. The average age of the housing stock is comparable to the average age in the city as a whole, but the vacancy rate in Tract 2 is significantly lower.

Median gross rent in the tract is slightly higher than that of the city, but the median value of owner-occupied homes and the median household income are slightly lower than the Manassas medians. The rate of housing cost burden is relatively high.



Neighborhood Character

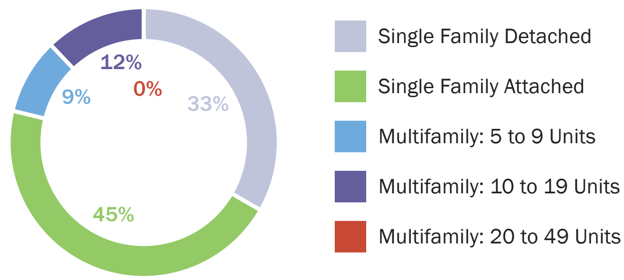
Please note: Neighborhood descriptions are general and do not include all subdivisions.

① **Brentwood Apartments** is made up of three-story multifamily developments in good condition.

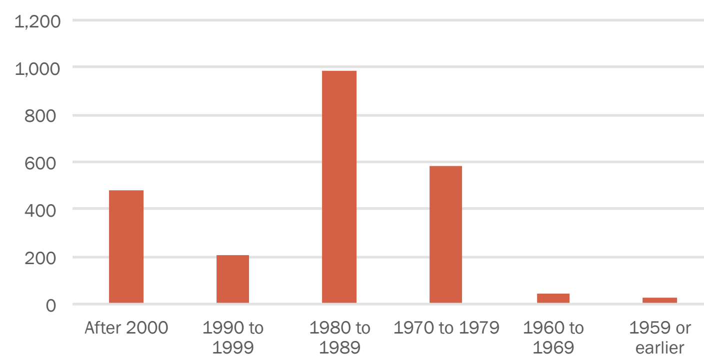
② **Georgian Hamlet** is two-story attached townhomes in good condition.

Housing Stock

Housing Type



Residential Structures by Year Built



Median Year Built

Census Tract 2:
1985

Manassas:
1984

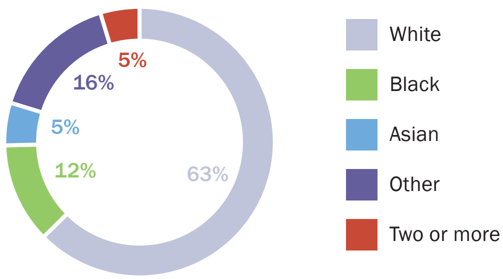
(3) Sumner Lake includes newer, neotraditional style planned neighborhood with a mix of small and relatively large lot single family detached homes and single-story, age-restricted condominiums. Homes are in very good condition.

(4) Point of Woods has detached and attached single family homes. Homes are in fair condition but well-maintained.

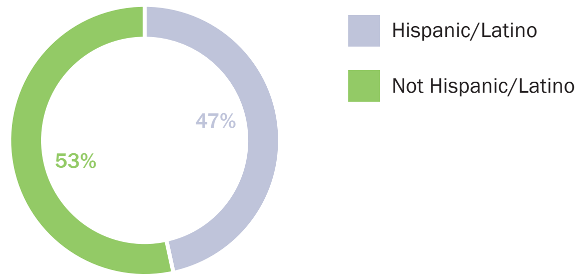
(5) Subdivisions including Cannon Ridge, New Britain, Deer Park have single family homes, both attached and detached. Homes are in fair to good condition.

Demographics

Race



Ethnicity



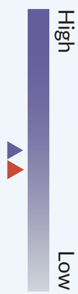
Median Household Income

Census Tract 2:

$76,766

Manassas:

$77,551



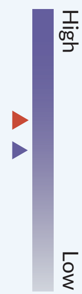
Median Gross Rent

Census Tract 2:

$1,510

Manassas:

$1,439



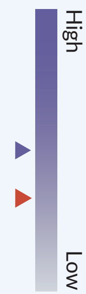
Median Home Value

Census Tract 2:

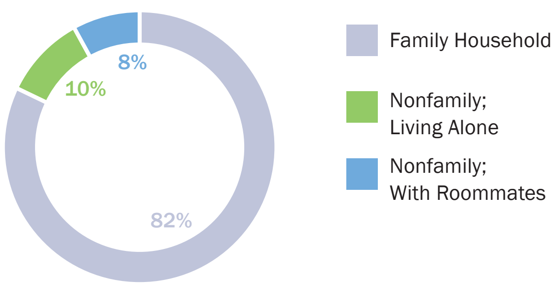
$270,000

Manassas:

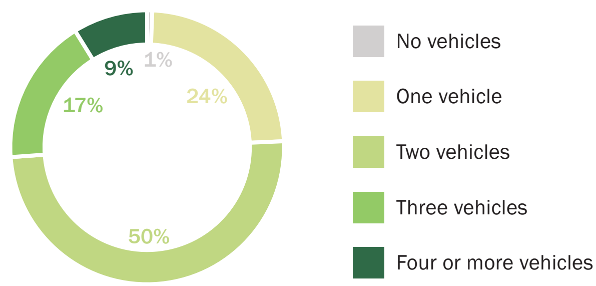
$307,000



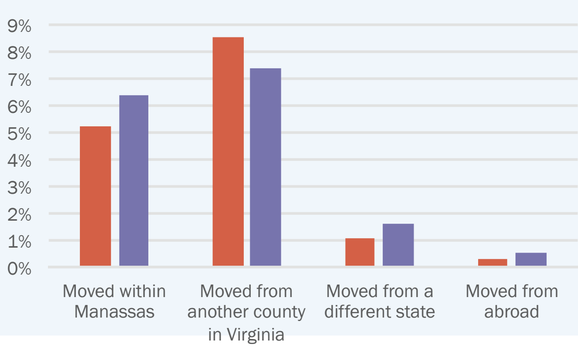
Household/Family Type



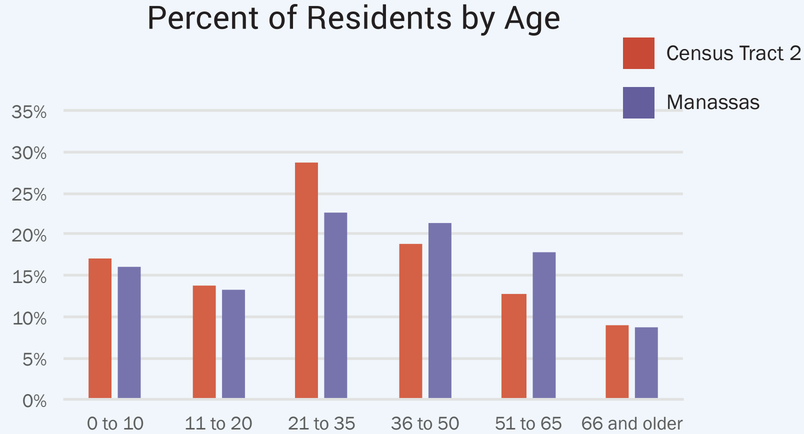
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year



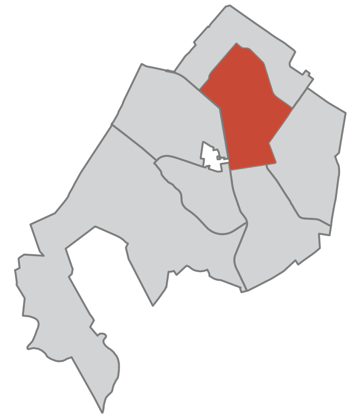
Percent of Residents by Age



City of Manassas Comprehensive Plan Update: Housing Plan

CENSUS TRACT 3

Residential communities including Annaburg, Bill Hoover, Centreville Housing Parks, Colonial Homes, Deer Park, Landmark Square, Liberia, Liberia Woods, Northwest, Olde Town Square, Point of Woods, Prescott Court, Shelton Heights, Weems Park, & Weems Square



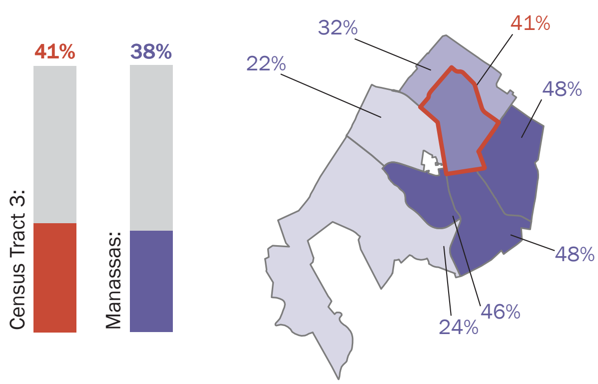
4,922 Residents

1,590 Households

1,666 Housing Units

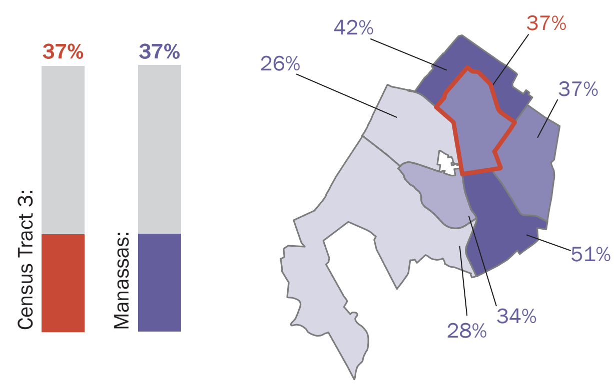
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

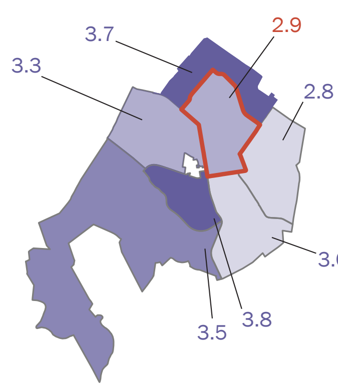


Household Size

Average number of persons per household

Census Tract 3:
2.9

Manassas:
3.3

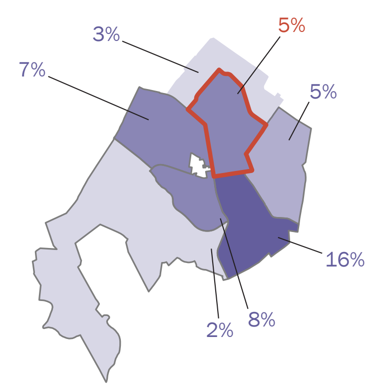


Vacancy

Percent of residential units that are unoccupied

Census Tract 3:
5%

Manassas:
7%



Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
Census Tract 9102.01

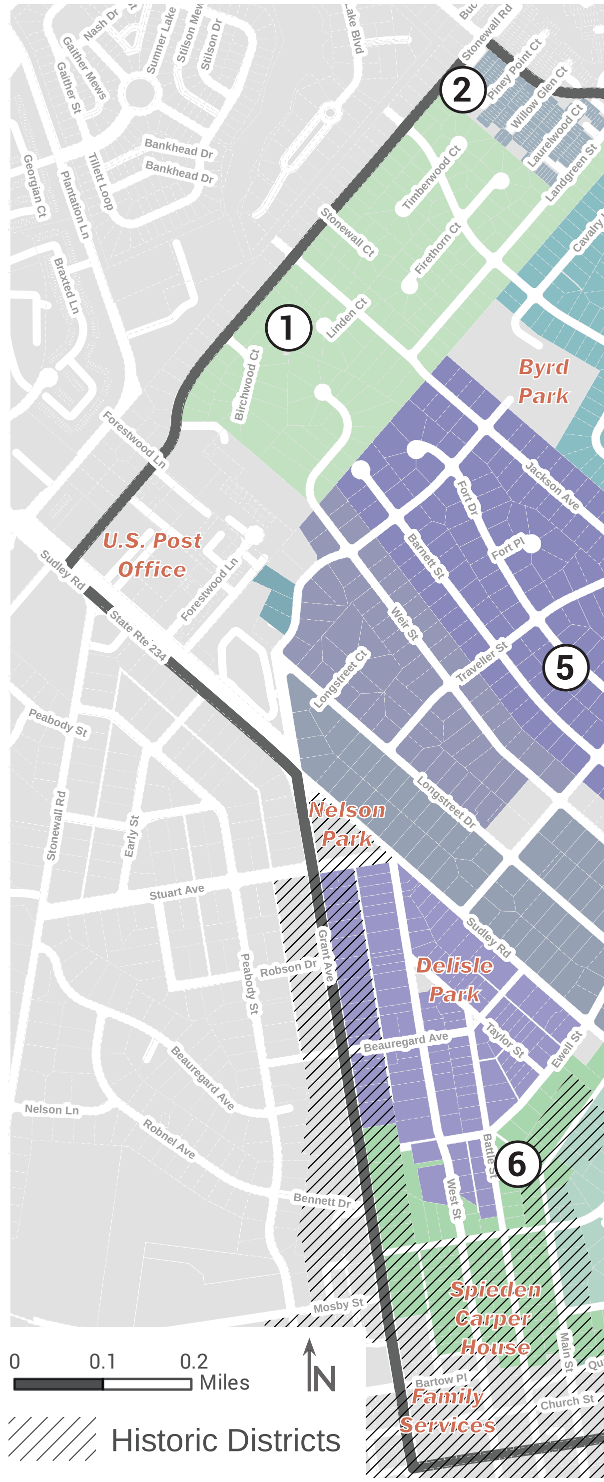
Overview

Census Tract 3

is home to a relatively low share of family households, a high share of elderly residents, and higher proportion of White and non-Hispanic/Latino residents than Manassas as a whole. Its average household size is smaller than that of the city as a whole, and households are more likely to have only one car or no car at all. A relatively large percentage of residents recently moved into the tract from another neighborhood or another county.

Tract 3 contains mostly single family homes, both attached and detached, and has the oldest housing stock in the city. The tract encompasses a portion of the city's historic downtown, number of the tract's homes are located in historic preservation districts. The median value of owner-occupied homes is among the highest of any tract in the city, and the vacancy rate is lower than that of Manassas as a whole. The neighborhood has been the site of a number of recent residential infill developments.

The median household income in Tract 3 is slightly higher than that of the city, but the median gross rent is lower than that of any other tract. The rate of housing cost burden is equal to the citywide rate.



Neighborhood Character

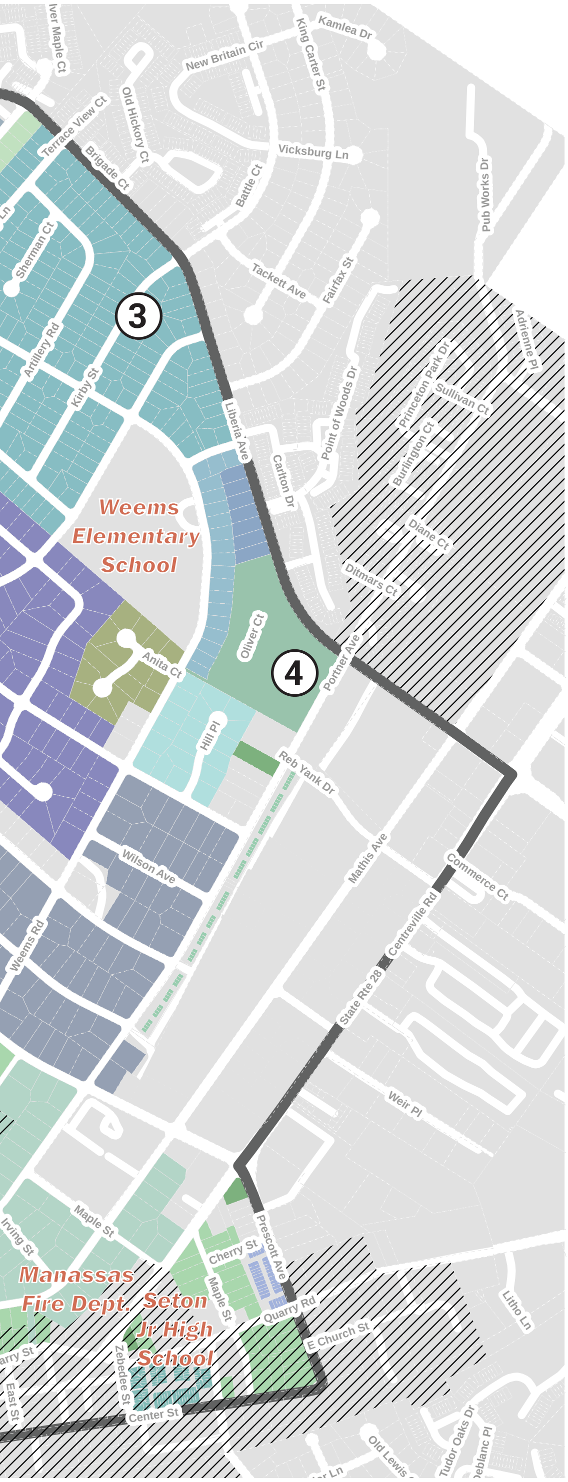
Please note: Neighborhood descriptions are general and do not include all subdivisions.

① **Point of Woods** is a neighborhood of single family detached homes in good condition.

② **Point of Woods Attached Residential** is a neighborhood of single family attached homes in good condition.

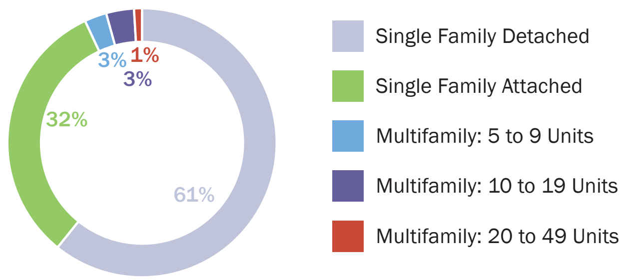
③ **Deer Park** has homes in good condition on larger lots. Homes are set at an angle to the street.

④ **Deer Park Apartments** are two-story multifamily homes in good condition.

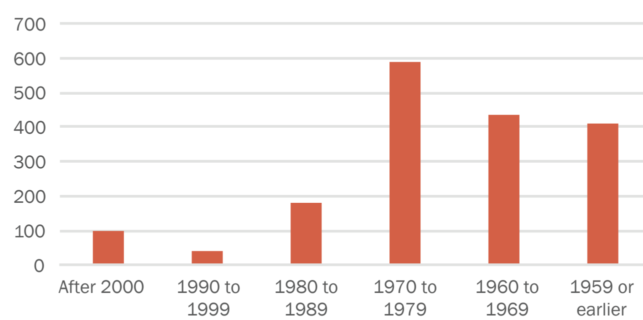


Housing Stock

Housing Type



Residential Structures by Year Built



Median Year Built

Census Tract 3:
1970

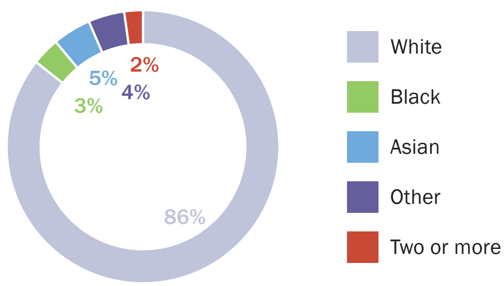
Manassas:
1984

5 Neighborhoods including Landmark Square, Liberia Woods, Liberia have a mix of one- and two-story single family detached homes on larger lots and in good condition.

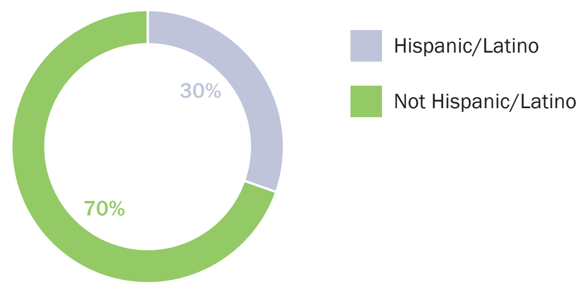
6 Neighborhoods including Annaburg & Northwest are older, well-maintained single family homes on large lots, with many homes in the historic district. East of the downtown core are two newer single family detached developments, Olde Town Square and Prescott Court, in very good condition.

Demographics

Race



Ethnicity



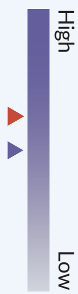
Median Household Income

Census Tract 3:

$79,545

Manassas:

$77,551



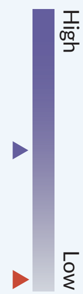
Median Gross Rent

Census Tract 3:

$1,086

Manassas:

$1,439



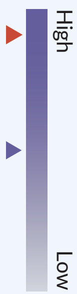
Median Home Value

Census Tract 3:

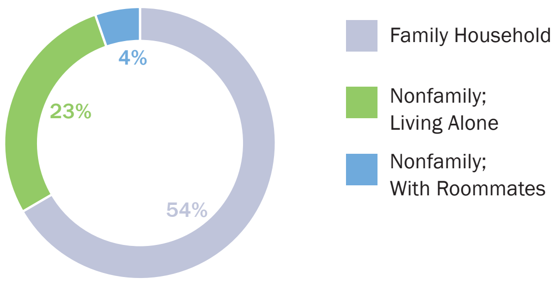
$340,500

Manassas:

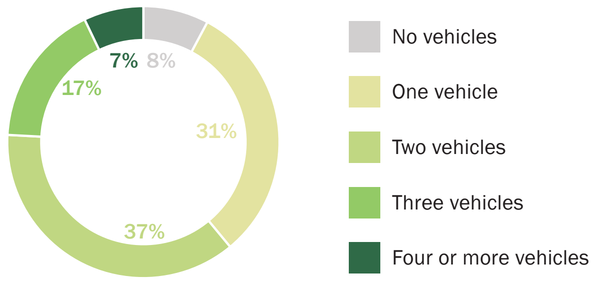
$307,000



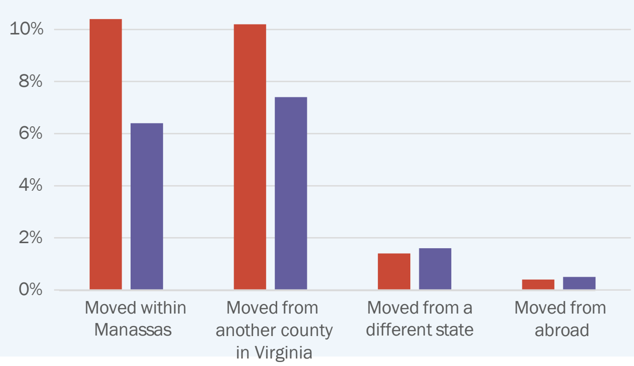
Household/Family Type



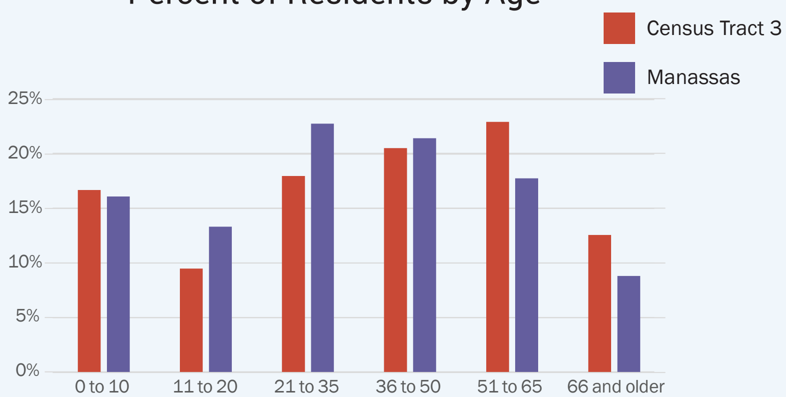
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year

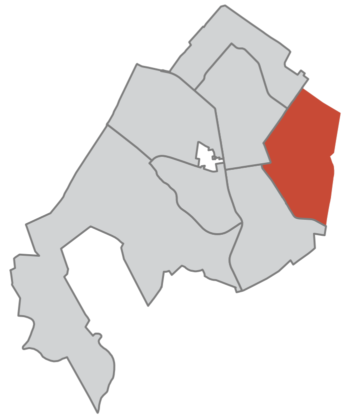


Percent of Residents by Age



CENSUS TRACT 4

Residential communities including Battery Heights, Centreville Housing Parks, Fairview Meadows, Fitzgerald Farms, May Ritter, Oakenshaw, Old Town Station, Sherman Meadows, Tudor Hall Homes, Tudor Oaks, & Young Estates



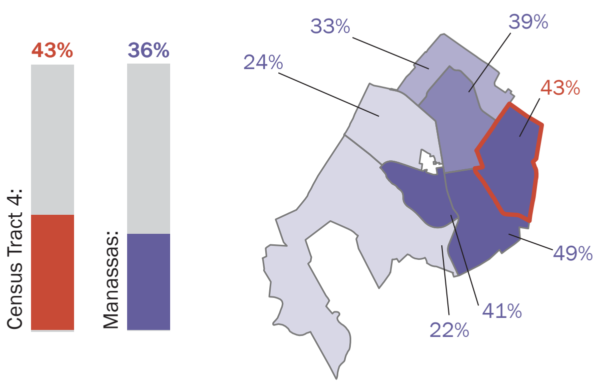
4,947 Residents

1,752 Households

1,849 Housing Units

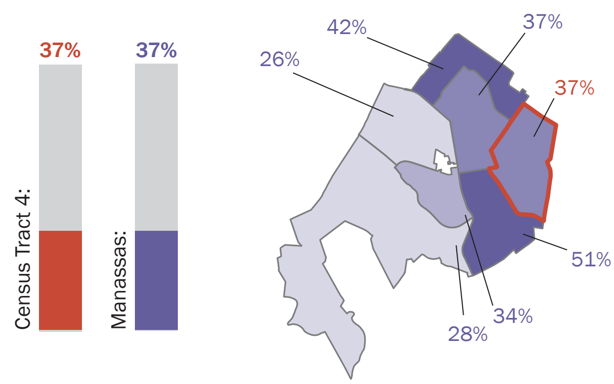
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

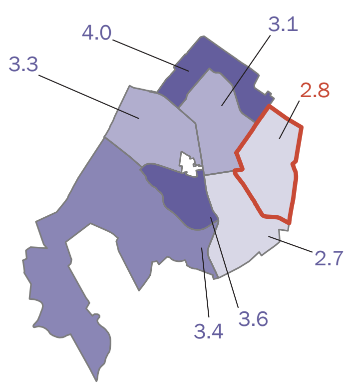


Household Size

Average number of persons per household

Census Tract 4:
2.8

Manassas:
3.3

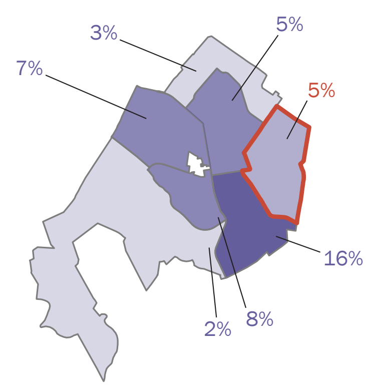


Vacancy

Percent of residential units that are unoccupied

Census Tract 4:
5%

Manassas:
7%



Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
Census Tract 9103.01

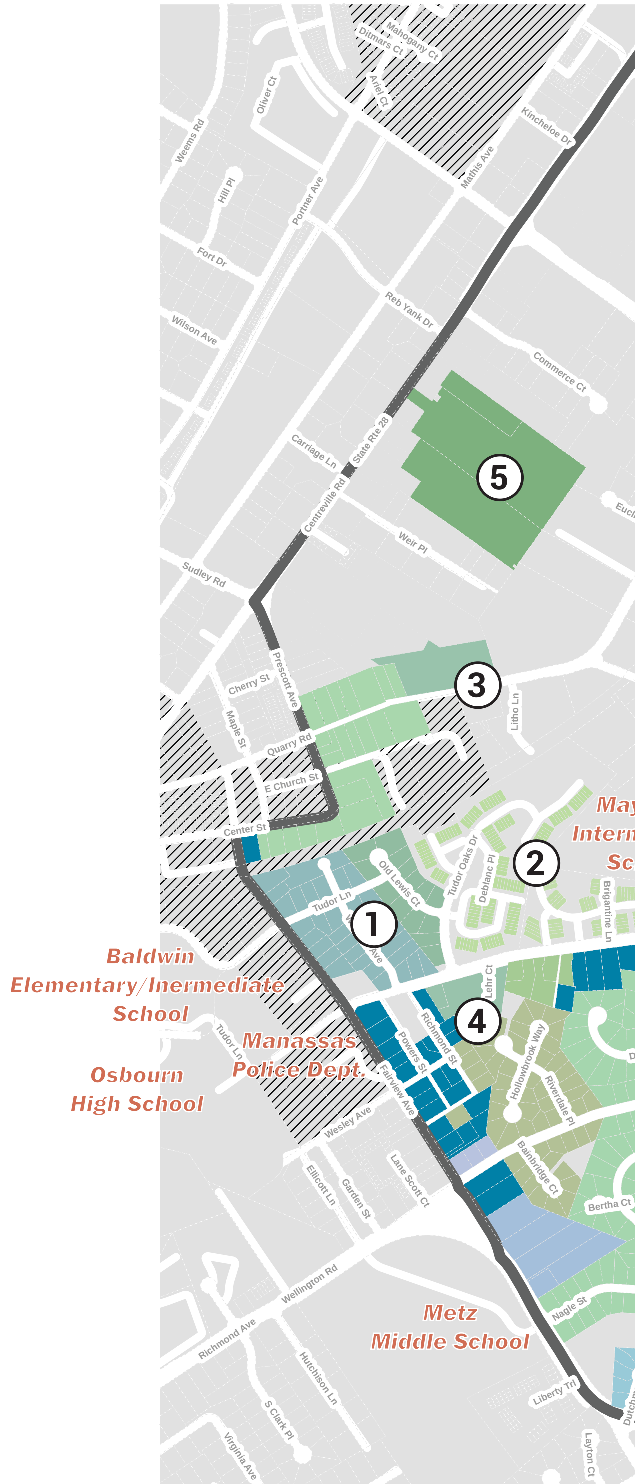
Overview

Census Tract 4

is home to a relatively high share of renters and a higher proportion of residents living alone. This trend is reflected in the tract's small average household size. More of these residents are of working age (the tract has fewer children and elderly residents than the city as a whole), and more have moved into their homes from another neighborhood or county within the last 12 months. A small average household size reflects the high proportion of non-family households. Most households have one or two cars.

The majority of housing units in this tract are multifamily homes in buildings with ten to 19 units. On average, homes in Tract 4 are slightly newer than the Manassas average, but the owner-occupied housing stock has a slightly lower value than the city as a whole. Tract 4's vacancy rate is lower than that of Manassas.

The median gross rent in Tract 4 is also lower than the median in Manassas, as is the median household income. The rate of housing cost burden in the tract is about the same as that of the city.



Neighborhood Character

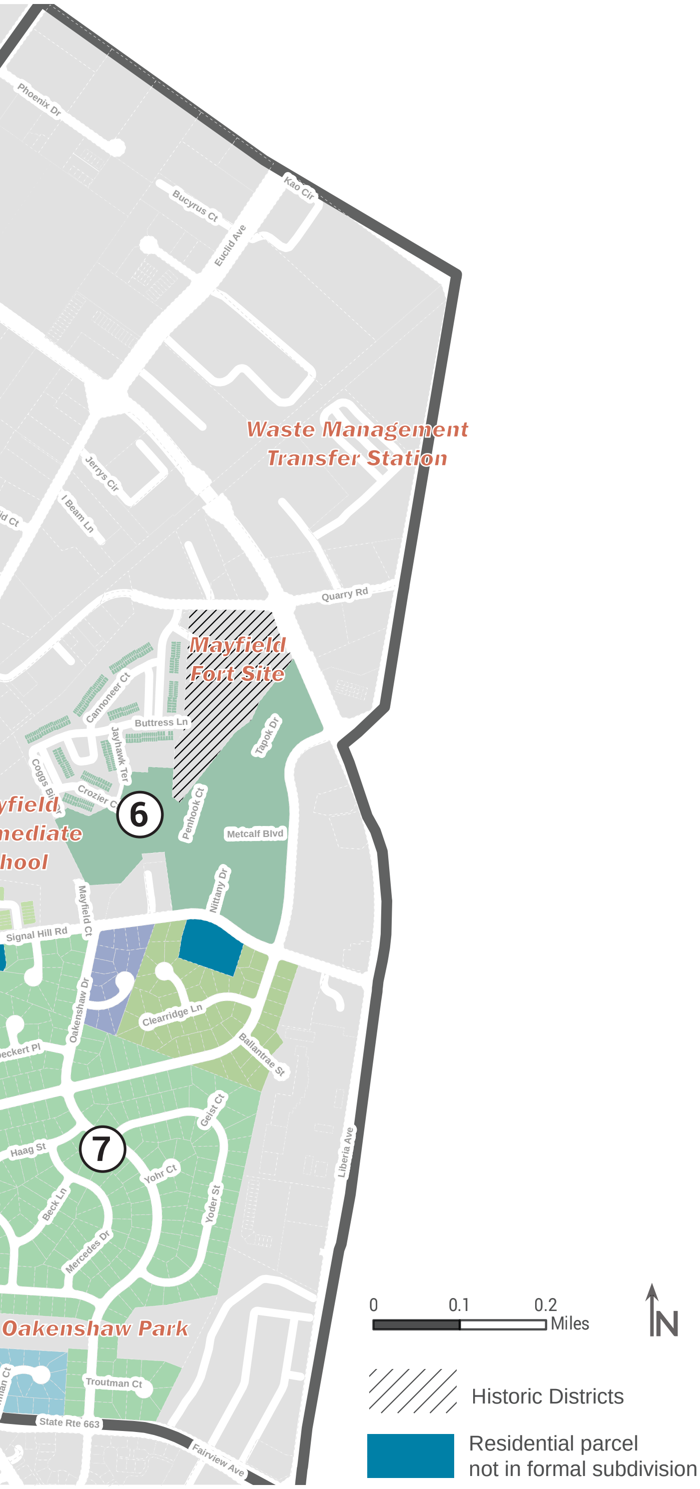
Please note: Neighborhood descriptions are general and do not include all subdivisions.

① **Tudor Hall Homes** are modest homes, mostly one-story and brick, on moderately-sized lots.

② **Tudor Oaks** are single-family attached homes in good condition.

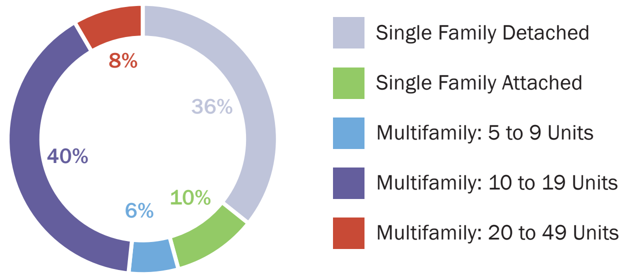
③ **Quarry Station Senior Apartments** is a three-story age-restricted apartment complex in good condition.

④ **Signal Hill** is a three-story apartment building in fair condition.

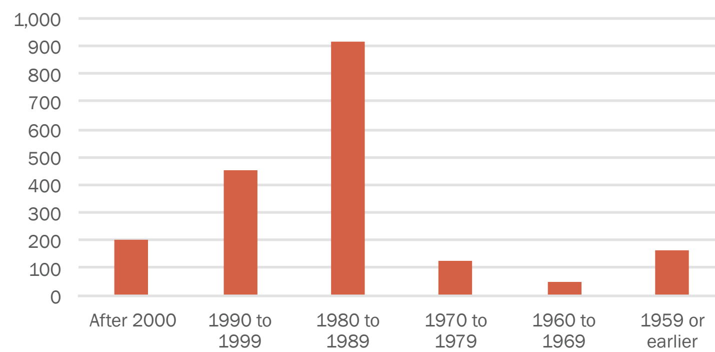


Housing Stock

Housing Type



Residential Structures by Year Built



Median Year Built

Census Tract 4:
1986

Manassas:
1984

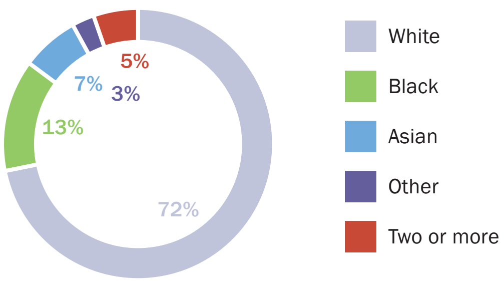
5 Centreville Mobile Home Parks has mobile homes ranging from poor to fair condition.

6 Battery Heights is made of three-story multifamily homes in good condition.

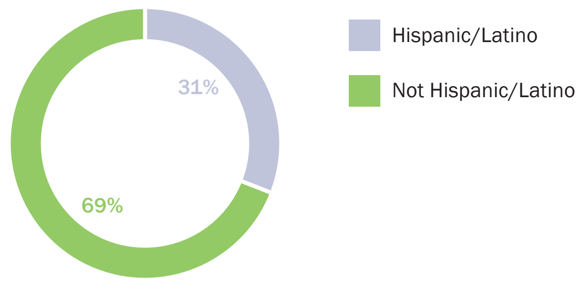
7 Subdivisions including Fairview Meadows, May Ritter, Sherman Meadows, Fitzgerald Farms, Oakenshaw, & Young Estates contain single family detached homes in good condition and on moderately-sized lots, mostly on cul-de-sacs.

Demographics

Race



Ethnicity



Median Household Income

Census Tract 4:
$69,766

Manassas:
$77,551

High
Low

Median Gross Rent

Census Tract 4:
$1,283

Manassas:
$1,439

High
Low

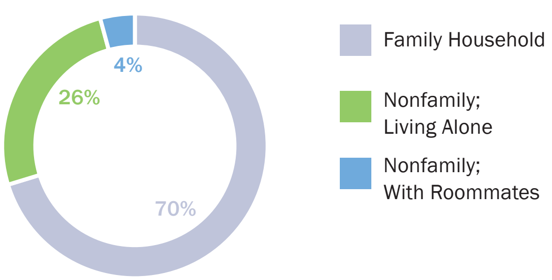
Median Home Value

Census Tract 4:
$291,700

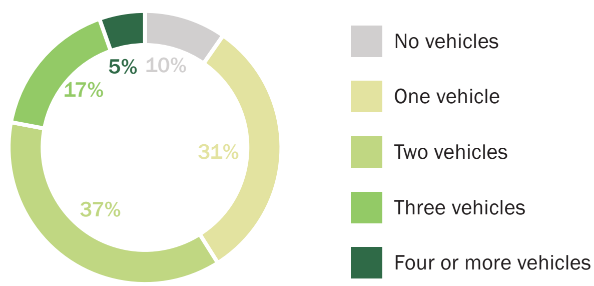
Manassas:
$307,000

High
Low

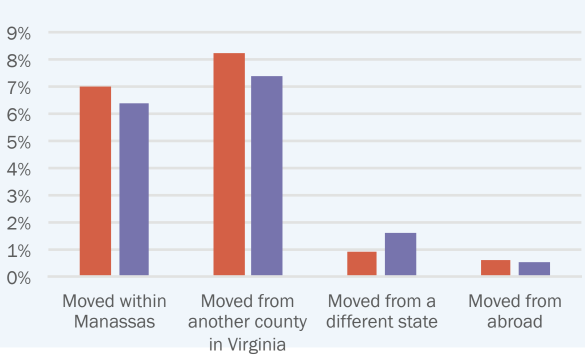
Household/Family Type



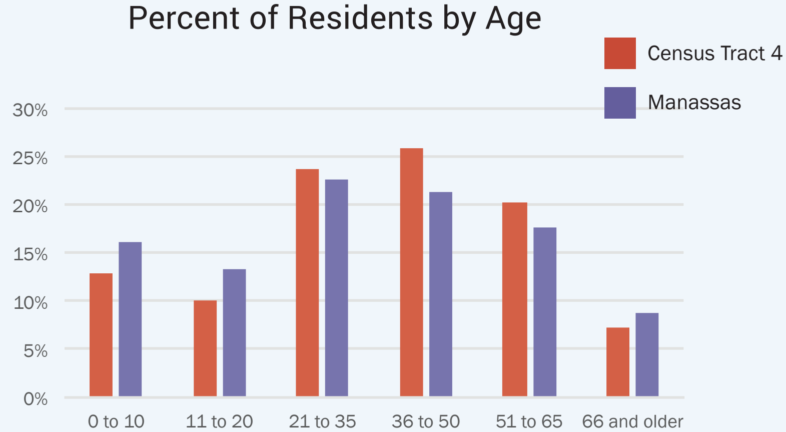
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year



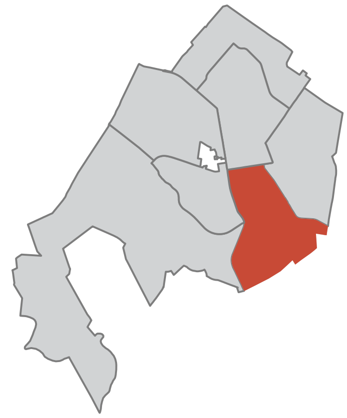
Percent of Residents by Age



City of Manassas Comprehensive Plan Update: Housing Plan

CENSUS TRACT 5

Residential communities including Baldwin Oaks, Barrington Park, Catherton, Cedar Crest, Hasting's Marketplace, Holmes Heights, Hunter's Square, Liberty Grove, Owen's Brooke, Wildwood, Winterset



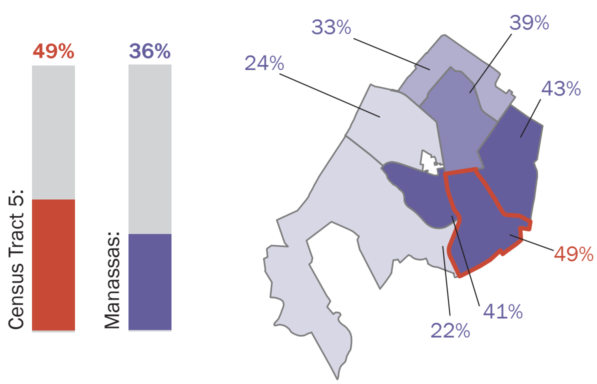
5,265 Residents

1,945 Households

2,313 Housing Units

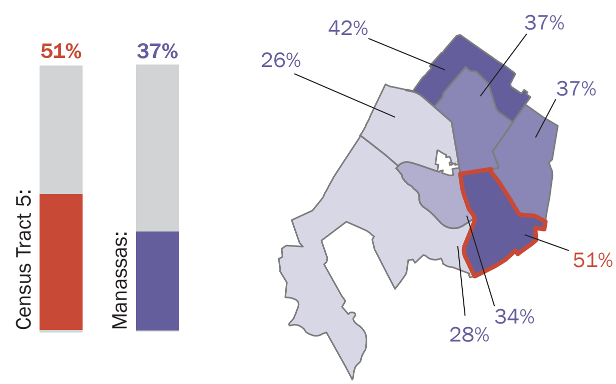
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

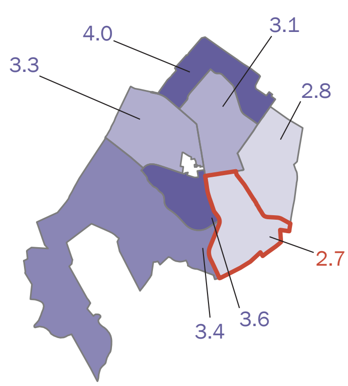


Household Size

Average number of persons per household

Census Tract 5:
2.7

Manassas:
3.3

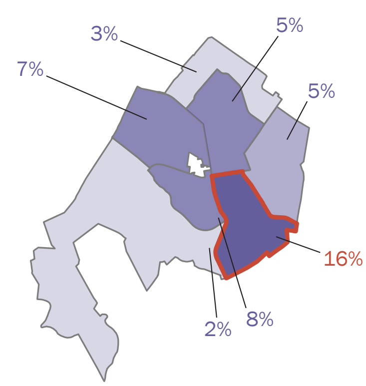


Vacancy

Percent of residential units that are unoccupied

Census Tract 5:
16%

Manassas:
7%



Manassas
HISTORIC HEART. MODERN BEAT.

Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
Census Tract 9103.02

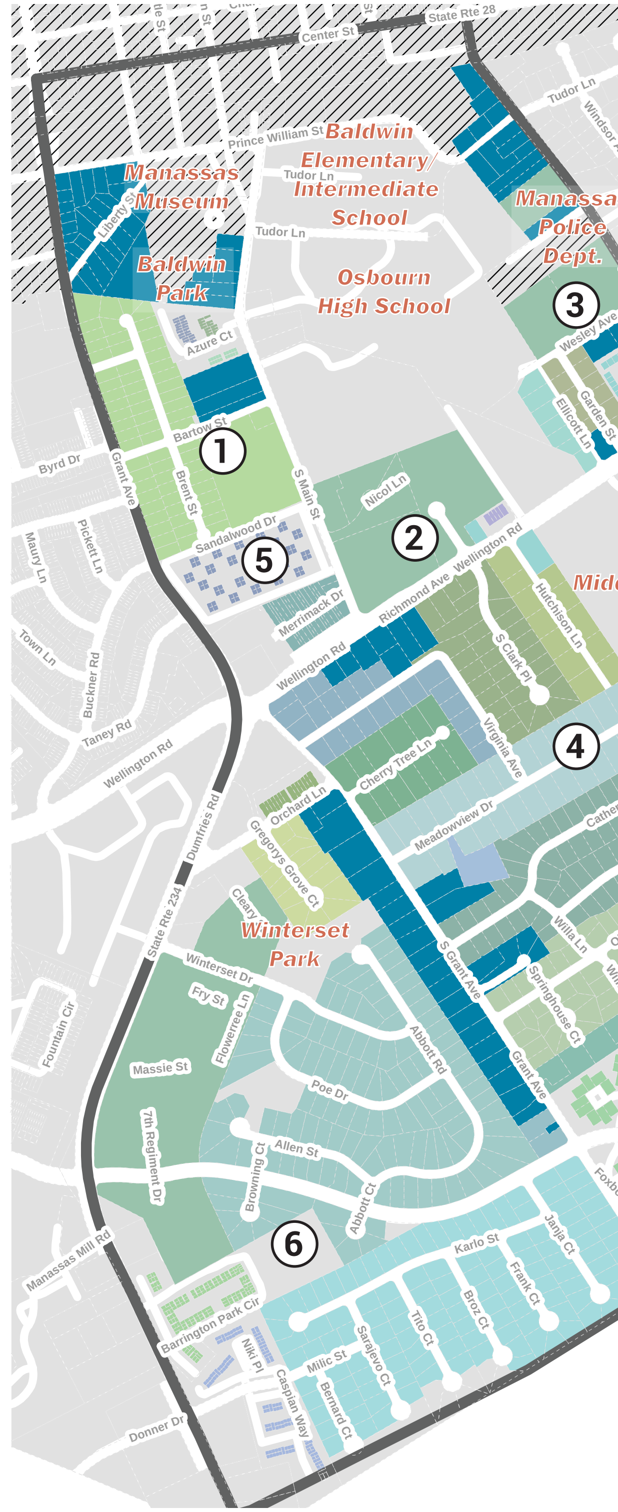
Overview

Census Tract 5

is home to a relatively high share of renters and residents who live alone; the tract has the smallest average household size in the city. Nearly half of all households have only one car. There are relatively few elderly residents but a slightly high proportion of children, especially older children. Many residents moved into their current homes from another neighborhood in Manassas within the last year.

Though nearly half of Tract 5's homes are single family detached units, the tract also has a significant share of multifamily buildings with 10 to 19 units. The residential vacancy rate is significantly higher than it is in other areas of the city.

Owner-occupied homes in this census tract have a median value that is very high compared to the city as a whole, and the median gross rent is about the same as that of Manassas. However, households in Tract 5 have the lowest median income of any tract in the city. As a result, over half of all households in this census tract experience housing cost burden.



Neighborhood Character

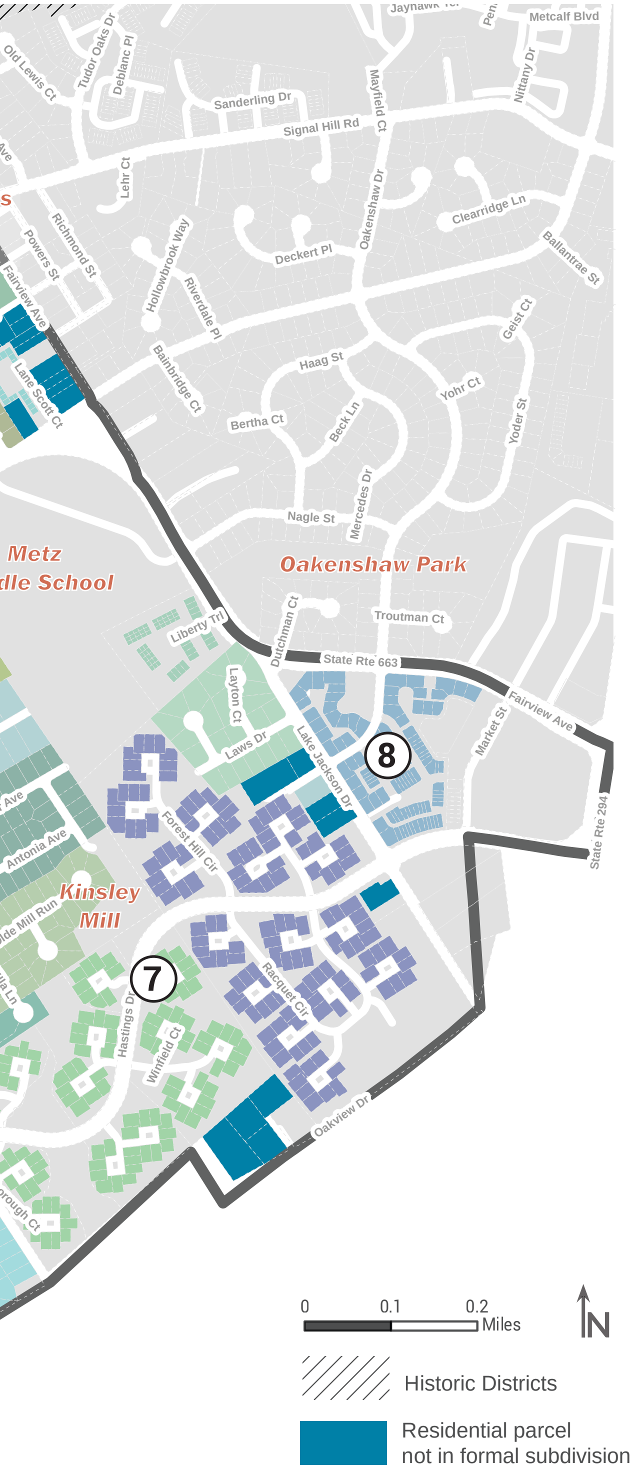
Please note: Neighborhood descriptions are general and do not include all subdivisions.

① **Holmes Heights** has single family detached homes and undeleveloped lots in fair to good condition.

② **Colonial Village & South Main Commons** are three-story apartment complexes in good condition.

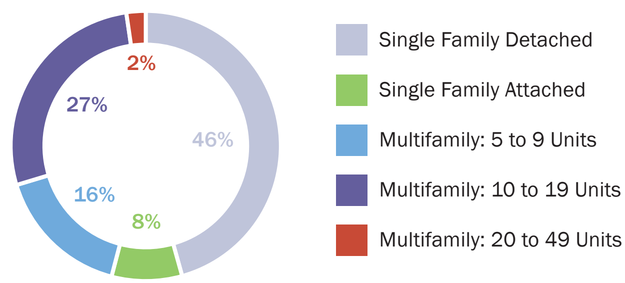
③ This neighborhood contains a mix of single family detached, condos, and multifamily homes ranging from fair to good condition.

④ Subdivisions including **Meadowview & Catherton** are single family detached homes in fair to good condition.

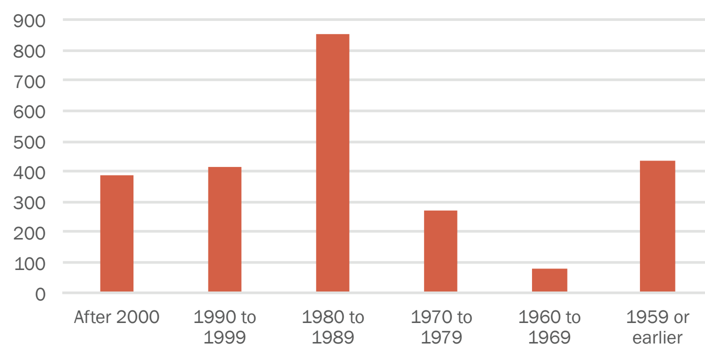


Housing Stock

Housing Type



Residential Structures by Year Built



Median Year Built

Census Tract 5:
1984

Manassas:
1984

(5) Wildwood is a condo complex in good condition.

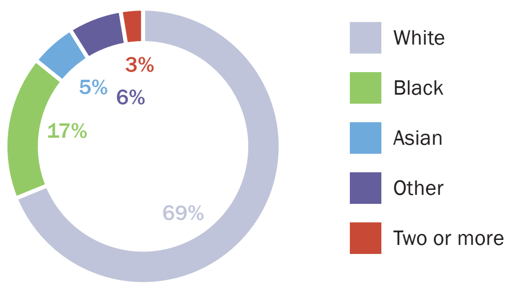
(6) Subdivisions like Cedar Crest & Winterset have single family detached homes in good condition. Along Dumfries Road are a mix of multifamily and single family attached homes in good condition.

(7) Owens Brooke, Baldwin Oaks are single family homes on larger lots in very good condition.

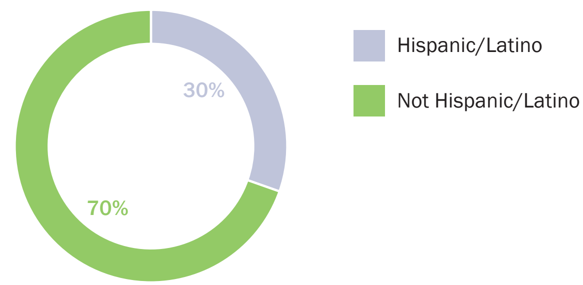
(8) Hastings Marketplace are townhomes and single family detached homes in very good condition.

Demographics

Race



Ethnicity



Median Household Income

Census Tract 5:

$56,545

Manassas:

$77,551

High

Low

Median Gross Rent

Census Tract 5:

$1,431

Manassas:

$1,439

High

Low

Median Home Value

Census Tract 5:

$328,600

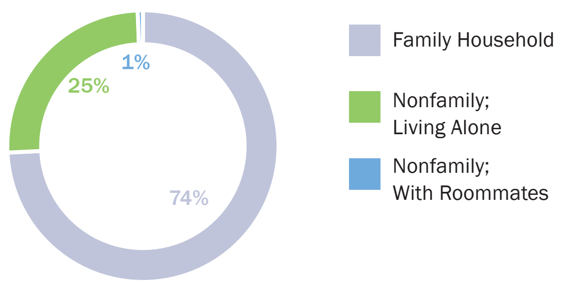
Manassas:

$307,000

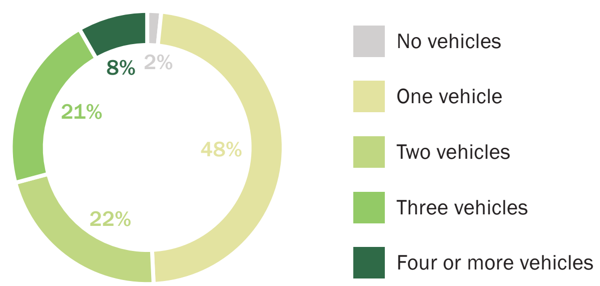
High

Low

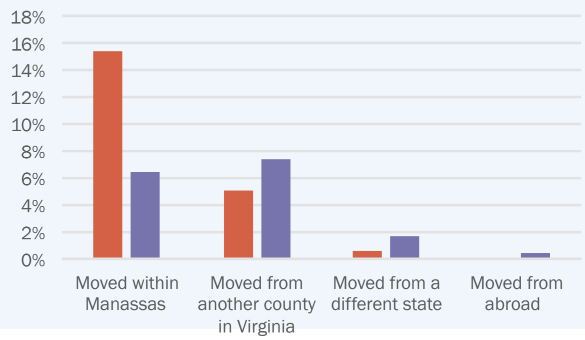
Household/Family Type



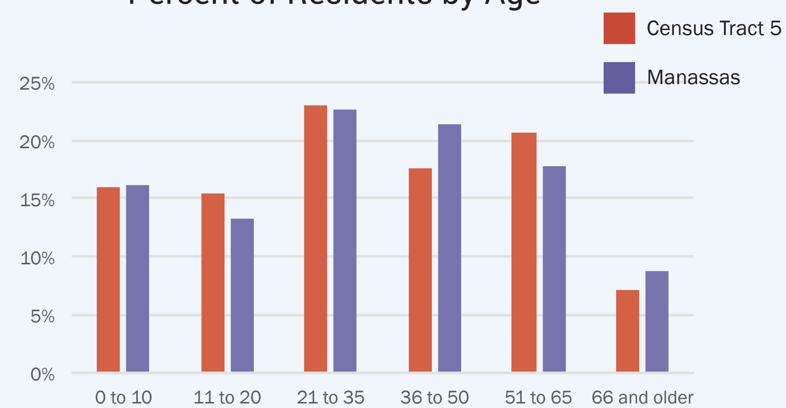
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year

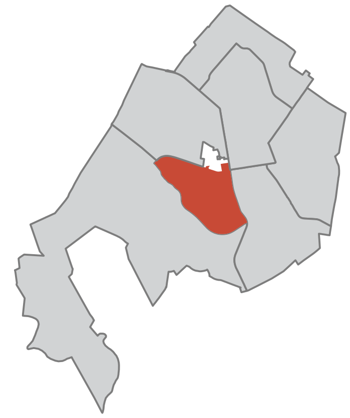


Percent of Residents by Age



CENSUS TRACT 6

Residential communities including Georgetown South, Industrial School, Lee Square, Rolling Oaks, Wellington, Westowne Village, Willams, Winters Branch



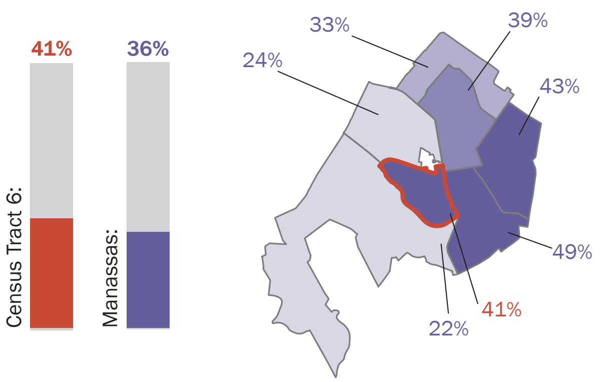
7,153
Residents

1,982
Households

2,153
Housing Units

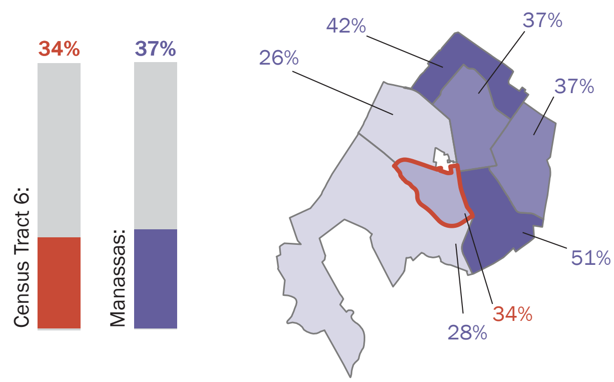
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

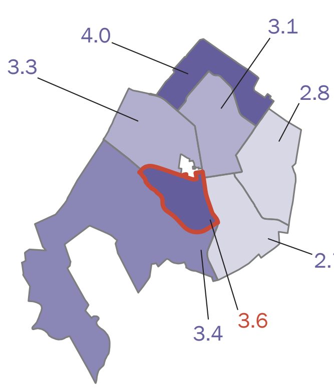


Household Size

Average number of persons per household

Census Tract 6:
3.6

Manassas:
3.3

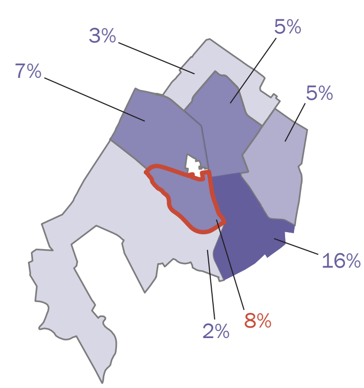


Vacancy

Percent of residential units that are unoccupied

Census Tract 6:
8%

Manassas:
7%



Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
Census Tract 9104.01

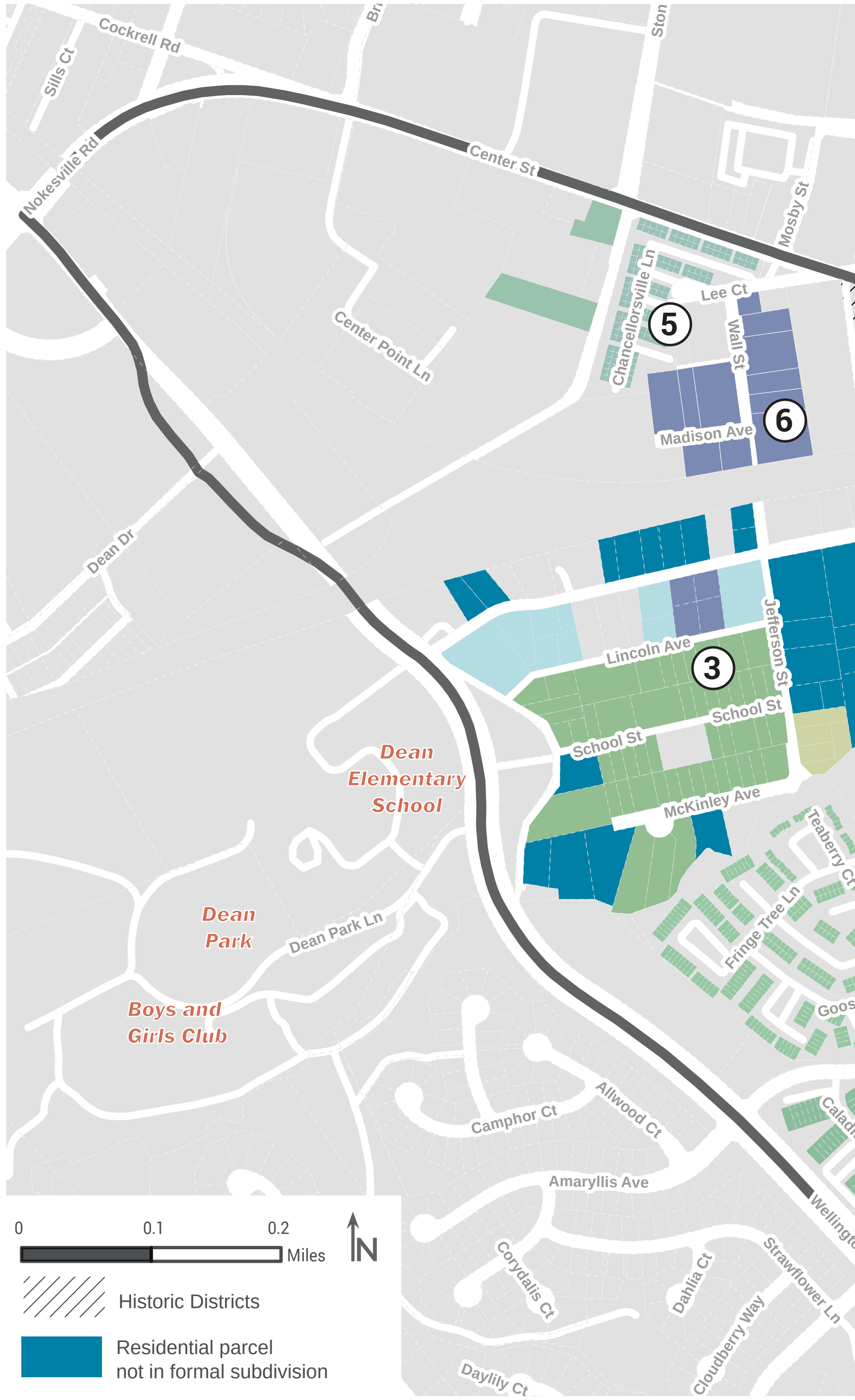
Overview

Census Tract 6

is home to a relatively high share of renters and Hispanic/Latino residents compared Manassas as a whole. The tract has a very low proportion of residents over the age of 50, but a very high share of young children. A relatively high proportion of residents recently moved to their homes from another county in Virginia. Tract 6's average household size is higher than that of the city as a whole, and more than half of all households have two vehicles available.

Two thirds of all homes in Tract 6 are single family attached units. The vacancy rate is slightly higher than that of Manassas as a whole. The majority of homes have been built since 1990, giving the tract a newer housing stock overall than Manassas as a whole, but the median value of owner-occupied homes in Tract 6 is lower than that of any other tract.

Tract 6's median household income is also lower than the citywide median, but the tract's median gross rent is higher than the city's. Still, the tract's rate of housing cost burden is slightly lower than Manassas's rate.



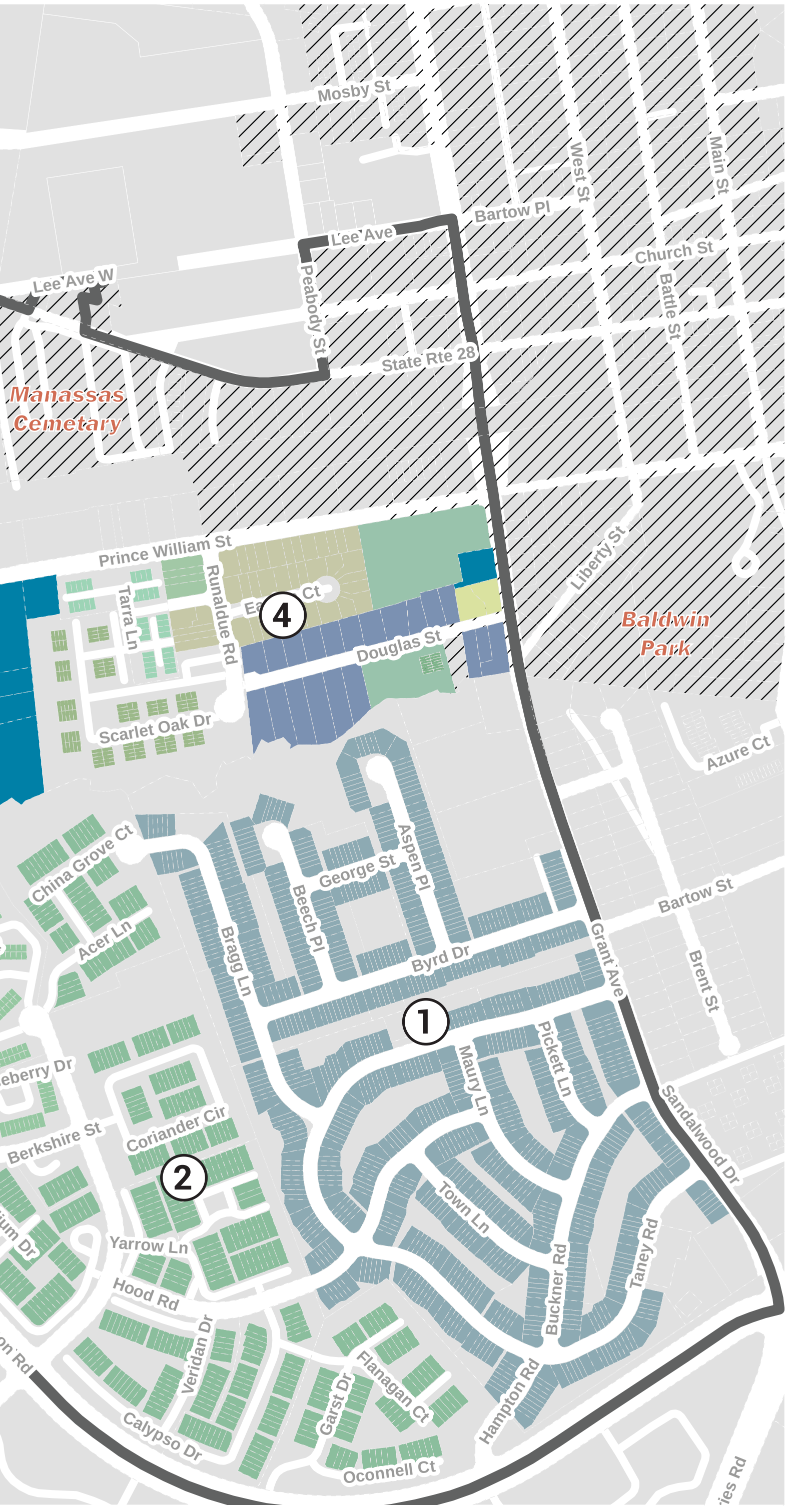
Neighborhood Character

Please note: Neighborhood descriptions are general and do not include all subdivisions.

1 Georgetown South is a dense neighborhood of townhomes in fair to good condition.

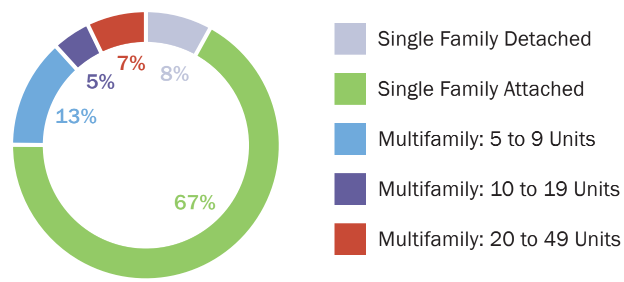
2 Wellington has single family attached homes in fair to good condition.

3 Industrial School has modest single family detached homes with varied home and lot sizes. Homes are in fair to good condition.

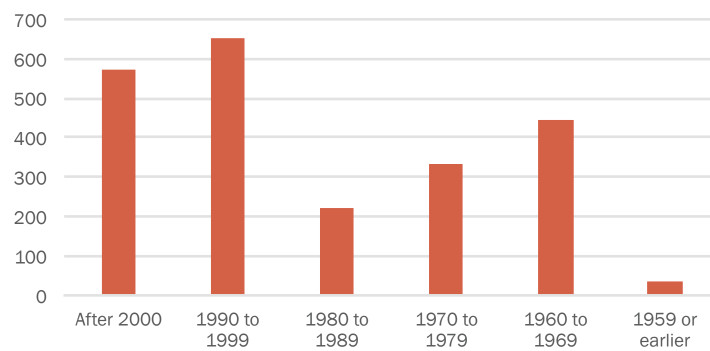


Housing Stock

Housing Type



Residential Structures by Year Built



Median Year Built

Census Tract 6:
1991

Manassas:
1984

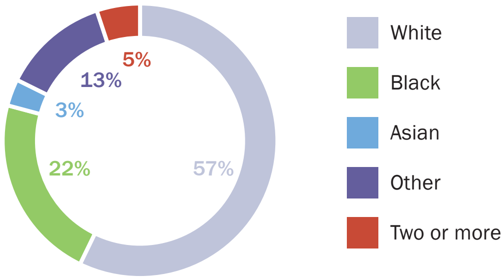
④ Subdivisions including Westowne Village, Williams, Rolling Oaks, Winters Branch, & Courts at Historic Manassas have a mix of multifamily developments, condo complexes, townhomes, and single family attached homes. This dense neighborhood is in fair to good conditon.

⑤ Lee Square has new, four story townhomes in very good condition.

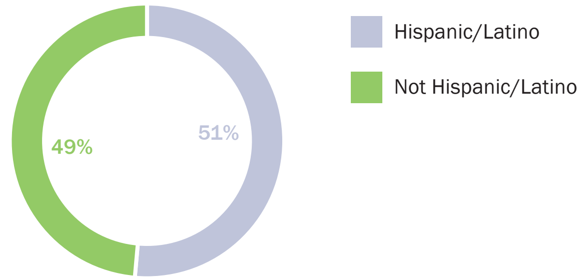
⑥ Madison and Wall Streets have one- and two-story single family attached homes in fair to good condition on large lots.

Demographics

Race



Ethnicity



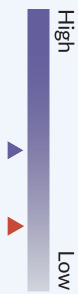
Median Household Income

Census Tract 6:

$66,189

Manassas:

$77,551



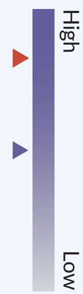
Median Gross Rent

Census Tract 6:

$1,607

Manassas:

$1,439



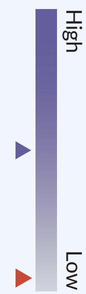
Median Home Value

Census Tract 6:

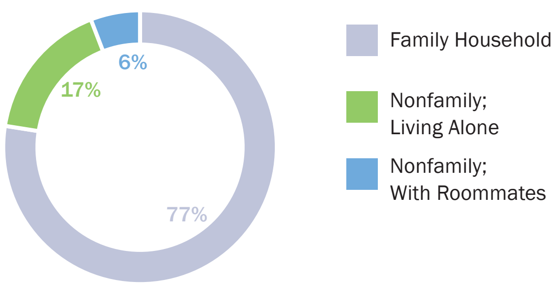
$227,800

Manassas:

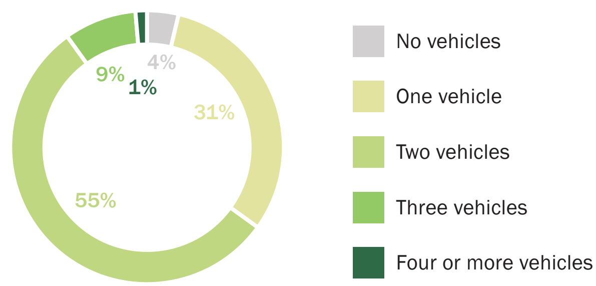
$307,000



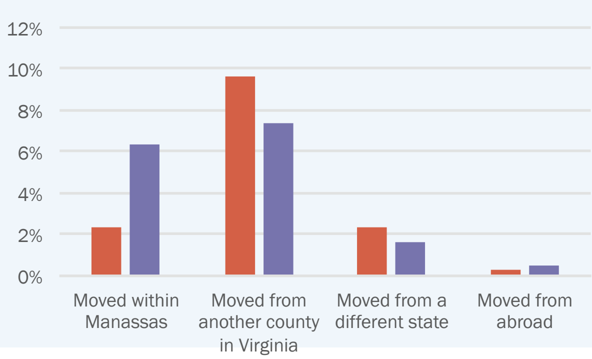
Household/Family Type



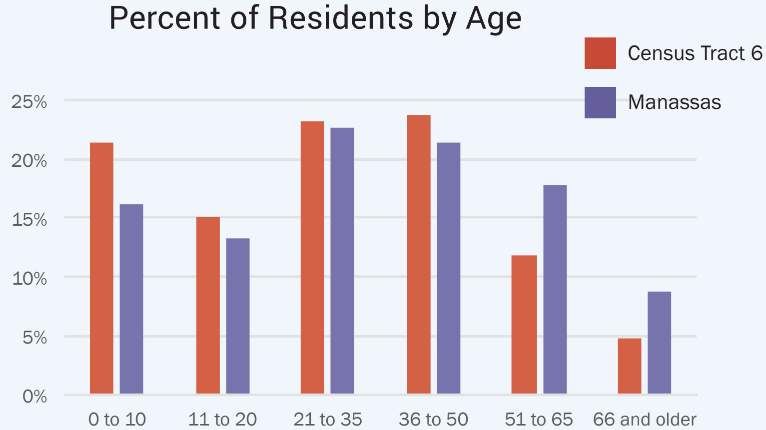
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year



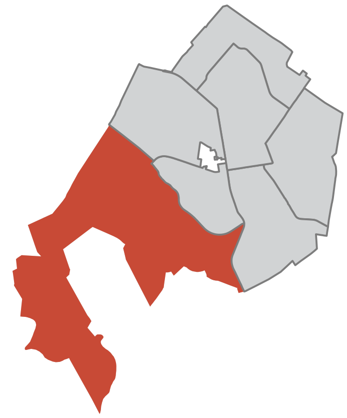
Percent of Residents by Age



City of Manassas Comprehensive Plan Update: Housing Plan

CENSUS TRACT 7

Residential communities including Cloverhill, Hastings Knoll, Jackson Manor, Lee Manor, Liberty Run, Manassas Gateway, Monrose Hill, Waterford, Villages of Wellington, Wellington, Winters Ridge, Woodbrooke



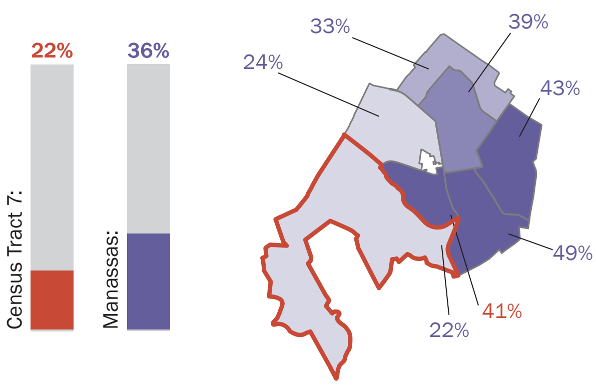
5,953 Residents

1,740 Households

1,774 Housing Units

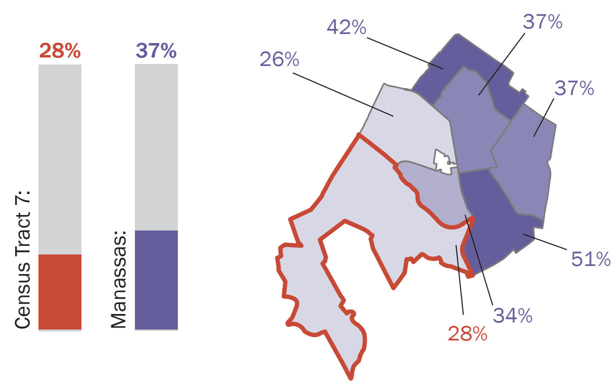
Tenure

Percent of households who rent their home



Cost Burden Rate

Percent of households who spend more than 30% of their income on housing costs

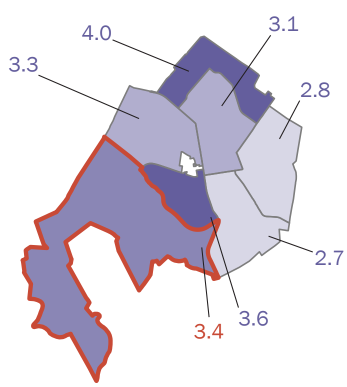


Household Size

Average number of persons per household

Census Tract 7:
3.4

Manassas:
3.3

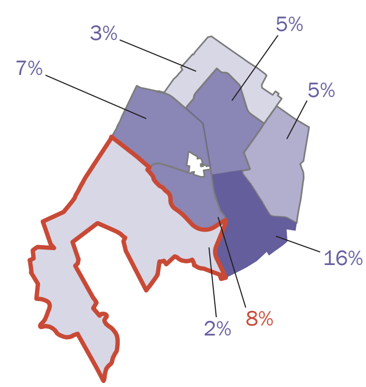


Vacancy

Percent of residential units that are unoccupied

Census Tract 7:
2%

Manassas:
7%



Prepared by Mullin & Lonergan Associates
Based on American Community Survey 5-Year Estimates, 2013-2017
Census Tract 9104.02

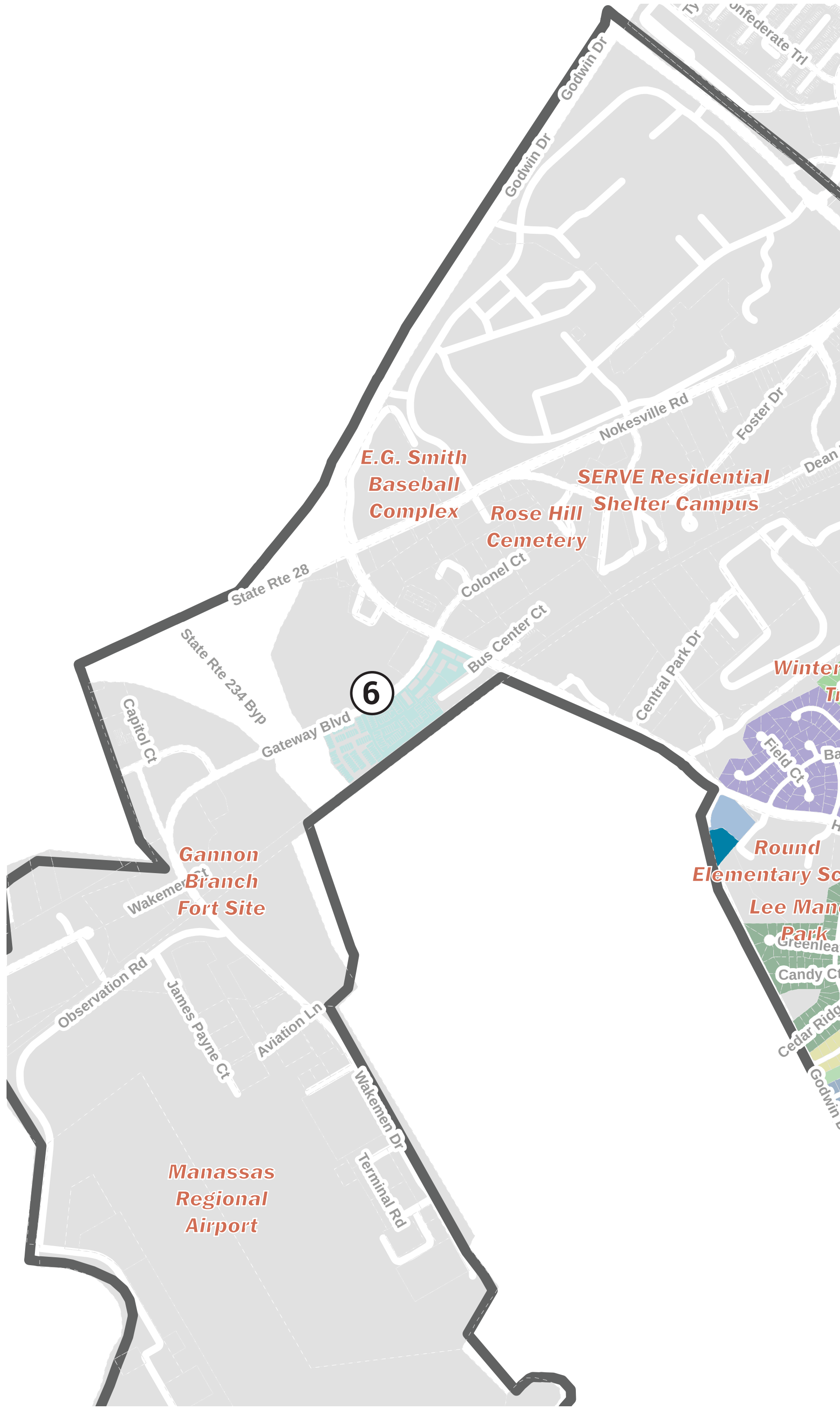
Overview

Census Tract 7

is home to a relatively high share of homeowners and a higher proportion of White and non-Hispanic/Latino residents than Manassas as a whole. The tract also contains a higher share of family households than the city as a whole, with a lower proportion of residents under age 10 but a higher proportion over age 65. A relatively high share of residents recently moved in from another county. More than a third of all households have at least three cars.

Tract 7 contains mostly single family detached homes, and the housing stock is slightly newer on average. The vacancy rate is extremely low.

The median gross rent in Tract 7 is slightly higher than the Manassas median. The median household income and median value of owner-occupied homes are the highest of any tract in the city. Housing cost burden is relatively low in Tract 7.



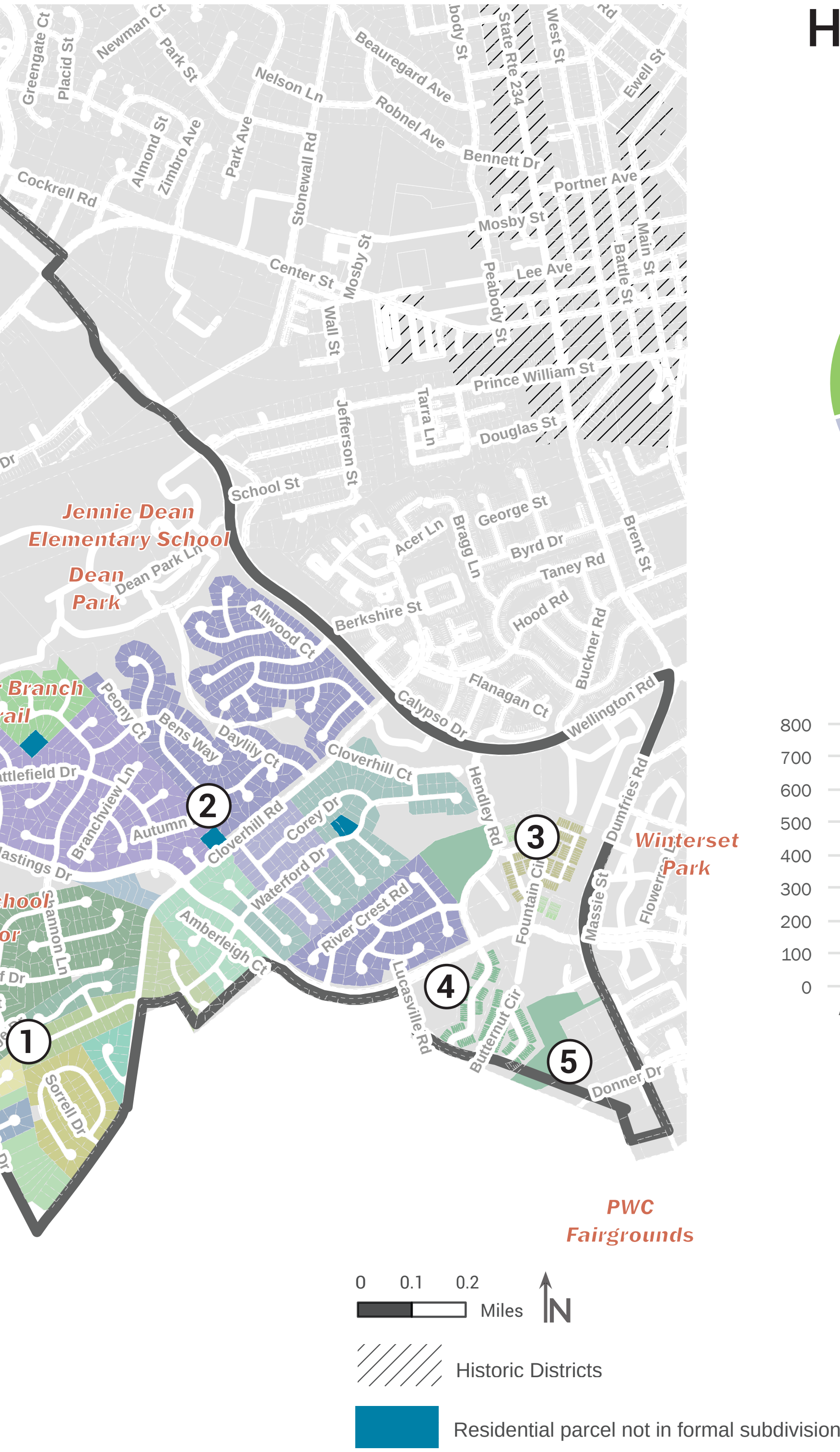
Neighborhood Character

Please note: Neighborhood descriptions are general and do not include all subdivisions.

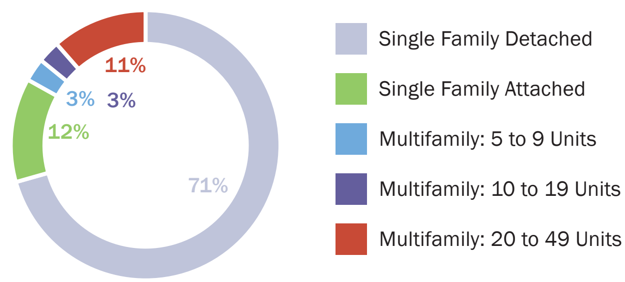
1 Subdivisions including Lee Manor & Jackson Manor have single family detached homes, mostly small but on varied lot sizes, in good condition.

2 Subdivisions including Wellington, Winters Ridge, Waterford, Woodbrooke, Hastings Knoll, & Liberty Run have single family detached homes in good condition with good variety in style, size, and price.

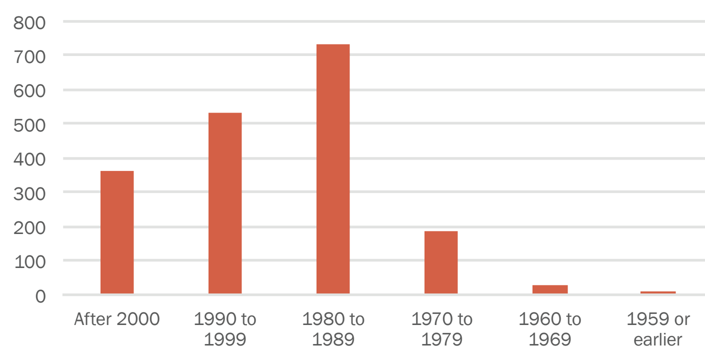
Housing Stock



Housing Type



Residential Structures by Year Built



Median Year Built

Census Tract 7:
1989

Manassas:
1984

(3) Villages of Wellington, Gatherings at Wellington, & Oaks of Wellington are three and four-story townhomes in very good condition.

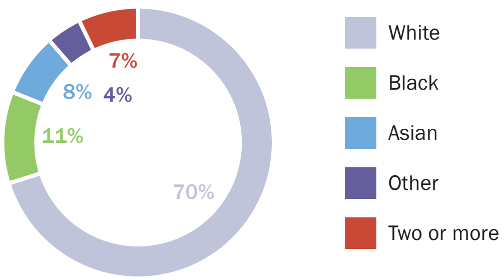
(4) Wellington is single family attached homes in good condition.

(5) Manassas Mill apartments are two-story multifamily homes in fair to good condition.

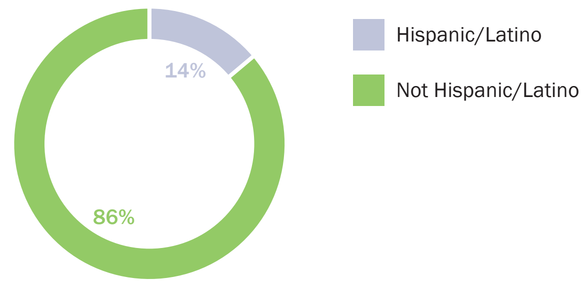
(6) Manassas Gateway is home to new, three- and four-story townhomes. Development of the subdivisions is still underway.

Demographics

Race



Ethnicity



Median Household Income

Census Tract 7:
$114,500

Manassas:
$77,551

High
Low

Median Gross Rent

Census Tract 7:
$1,565

Manassas:
$1,439

High
Low

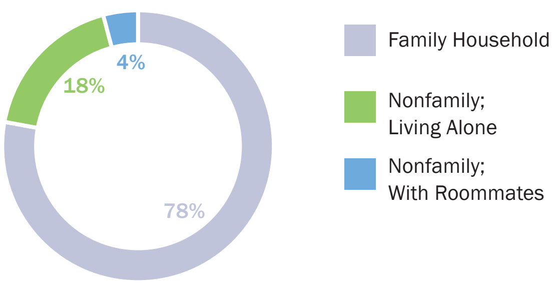
Median Home Value

Census Tract 7:
$355,000

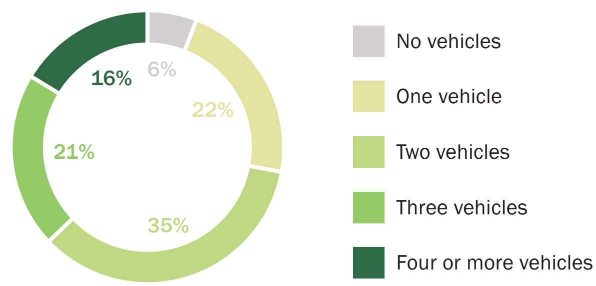
Manassas:
$307,000

High
Low

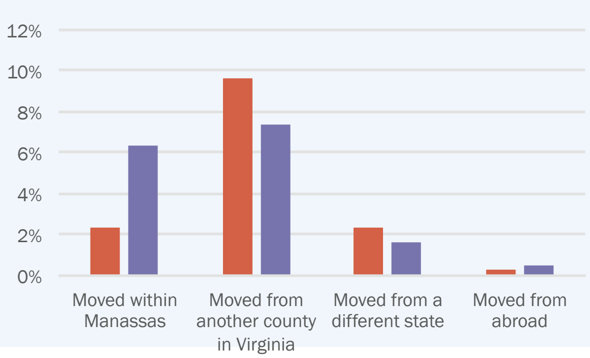
Household/Family Type



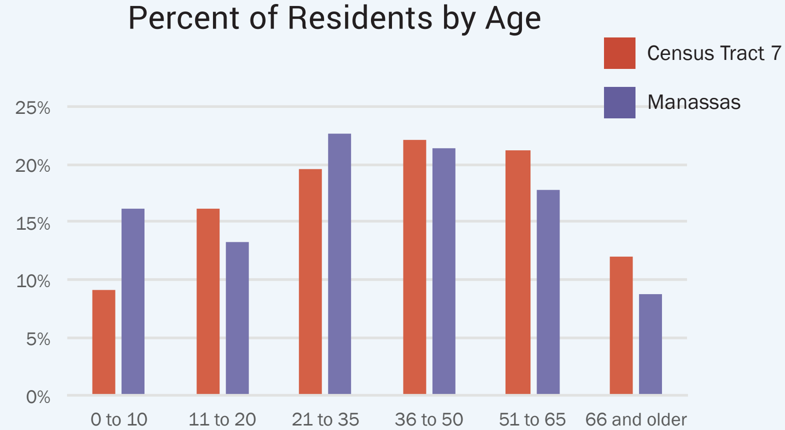
Vehicle Availability by Household



Percent of Residents Who Moved in the Last Year



Percent of Residents by Age



Appendix: Housing Affordability in Manassas

The following overview of housing affordability analyzes Manassas against Manassas Park and selected localities within Northern Virginia's outer suburbs — Prince William, Loudoun and Fairfax Counties. The purpose of the analysis is to describe the region's housing market in terms of its affordability for current households at various income levels.

About a third of the City's households are cost burdened.

Residents across Northern Virginia – which includes the City of Manassas, the City of Manassas Park, Prince William County, Fairfax County and Loudoun County for the purposes of this report – face high rents and housing prices. Roughly a third of all households in Manassas are cost burdened, meaning they are likely paying more for housing than they can reasonably afford. Renter households in Manassas experience a higher rate of cost burden than renter households in any other part of the region at 53.2%.

There is a shortage of affordable housing in Manassas.

Households earning less than 50% of the area median income face significant difficulty finding housing that is affordable to them. In Manassas, there were 2,805 households with incomes below $55,150 but only 2,395 units (rental and sales) that were affordable to them.

Housing prices have increased dramatically since 2013.

Housing prices in Manassas tend to be lower than the region overall. In 2017, the median sales price in Manassas was the second-lowest in the region at $290,000. The lowest median sales price was $265,000 in Manassas Park and the highest was $495,000 in Fairfax County. However, Manassas has seen a decrease in the availability of affordably-priced housing stock over the past few years. In 2013, homes that sold for less than $200,000 accounted for 29.9% of all residential sales, but in 2017this segment of the inventory accounted for only 20.6% of all residential sales.

In conclusion, the high levels of cost burden coupled with increasing housing prices mean that households earning less than 50% of area median income (less than $55,150) may face the risk of being priced out of the City. To put this into perspective, the starting salary for a teacher in the Manassas City Public Schools District is $46,078 for an individual with a Bachelor's degree , the starting salary for a police officer with the Manassas City Police Department is $45,930 , and the median earnings for an administrative assistant and food service worker are $31,378 and $15,589, respectively. People employed in these positions might have trouble finding affordable housing within Manassas as single income earners.

Cost Burden

Households that spend over 30% of their income on housing costs are considered "cost burdened," as they are likely paying more for housing than they can reasonably afford. These households may have trouble paying for other basic necessities such as food, transportation, and health care.

As shown in Table 1, 34.4% of all households in Manassas are cost burdened, which is the second highest rate of cost burden in the region. Manassas Park has the highest overall rate of cost burden at 38.2% and Fairfax County has the lowest at 28.6%. Renter households in Manassas are more likely to be cost burdened than renter households in any other part of the region with a cost burden rate of 53.2%.

Table 1 - Cost Burden by Income and Tenure (Source: CHAS 2010-2014)

Jurisdiction	Tenure	Cost Burden by Income Level					
		0-30%	*30-50%*	*50-80%*	*80-100%*	*>100%*	*Total*
Manassas[4]	*All*	87.4%	67.3%	45.2%	24.2%	7.0%	**34.4%**
	Owners	75.4%	57.1%	55.0%	27.7%	7.6%	24.1%
	Renters	93.8%	73.4%	35.0%	18.3%	3.4%	53.2%
Manassas Park	*All*	88.0%	73.6%	68.5%	36.2%	6.8%	**38.2%**
	Owners	82.1%	64.6%	53.3%	41.6%	8.6%	33.9%
	Renters	92.8%	90.7%	100.0%	21.4%	3.3%	45.9%
Fairfax County	*All*	80.8%	78.1%	63.8%	47.8%	12.4%	**28.6%**
	Owners	85.3%	70.2%	56.3%	45.2%	12.4%	22.8%
	Renters	78.2%	84.6%	71.7%	50.7%	9.2%	41.2%
Prince William County	*Total*	87.6%	76.0%	57.5%	40.7%	11.0%	**31.3%**
	Owners	84.7%	68.8%	54.2%	46.4%	11.6%	24.9%
	Renters	89.3%	83.8%	61.3%	31.0%	8.2%	47.6%
Loudoun County	*All*	82.1%	78.0%	64.1%	47.9%	15.6%	**29.0%**
	Owners	80.4%	71.2%	62.0%	50.3%	16.9%	25.3%
	Renters	83.3%	84.3%	66.9%	43.6%	8.2%	41.2%

Table 2 provides information about cost burden by household type and tenure. Elderly homeowners and small family renter households are the most likely household types to experience cost burden in Manassas. Elderly households overall are more likely to be cost burdened than other households in Manassas, Manassas Park, and Loudoun County. Large family households are more likely to experience cost burden in Fairfax County and Prince William County.

Table 2 - Cost Burden by Tenure and Household Type, 2014 (Source: CHAS)

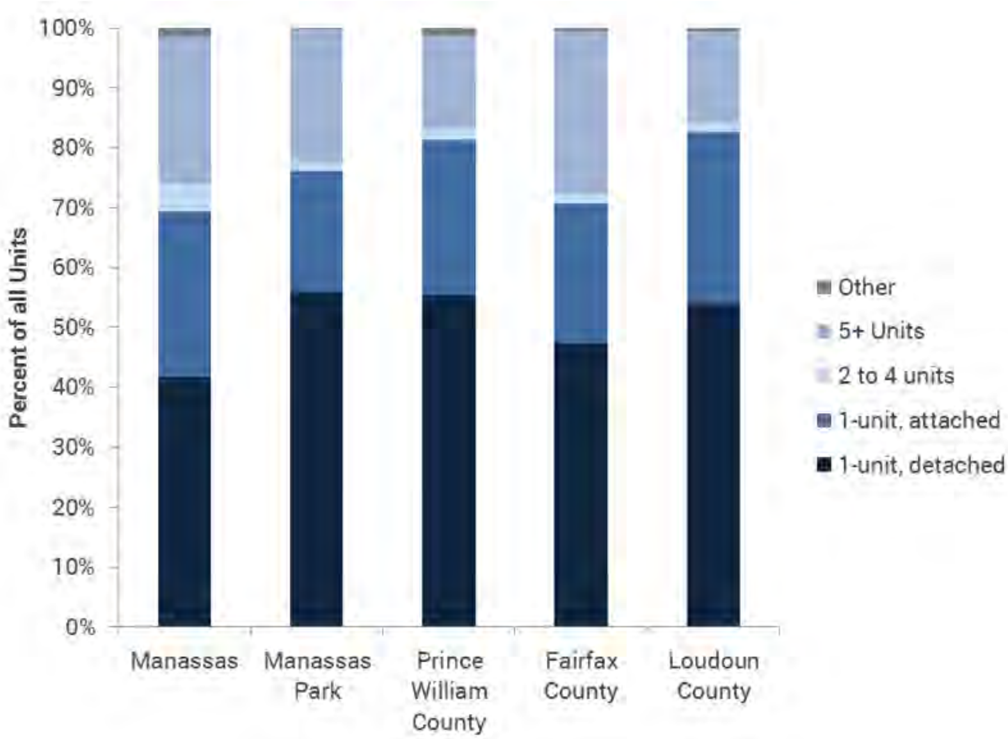
Jurisdiction	Household Type	Tenure		
		Owners	*Renters*	*Total*
Manassas	*All*	24.1%	53.2%	34.4%
	*Large Family**	19.9%	49.8%	30.5%
	*Small Family***	18.8%	55.9%	31.7%
	*Elderly****	37.1%	54.3%	40.6%
Manassas Park	*All*	33.9%	45.9%	38.2%
	Large Family	36.1%	66.0%	46.3%
	Small Family	30.4%	32.8%	31.3%
	Elderly	40.2%	85.1%	54.6%
Fairfax County	*All*	22.8%	41.2%	28.6%
	Large Family	25.7%	56.9%	35.5%
	Small Family	20.2%	39.7%	26.1%
	Elderly	23.2%	52.3%	28.2%
Prince William County	*All*	24.9%	47.6%	31.3%
	Large Family	27.2%	51.8%	34.2%
	Small Family	21.9%	46.2%	28.6%
	Elderly	26.3%	57.6%	31.1%
Loudoun County	*All*	25.3%	41.2%	29.0%
	Large Family	25.3%	37.4%	27.7%
	Small Family	23.0%	43.2%	26.8%
	Elderly	28.3%	51.7%	33.6%

**A "Large Family" is a family of five or more persons*
***A "Small Family" is a family of two persons*
**** "Elderly" households are one- or two-person households where at least one person is age 62 or older*

Housing Stock

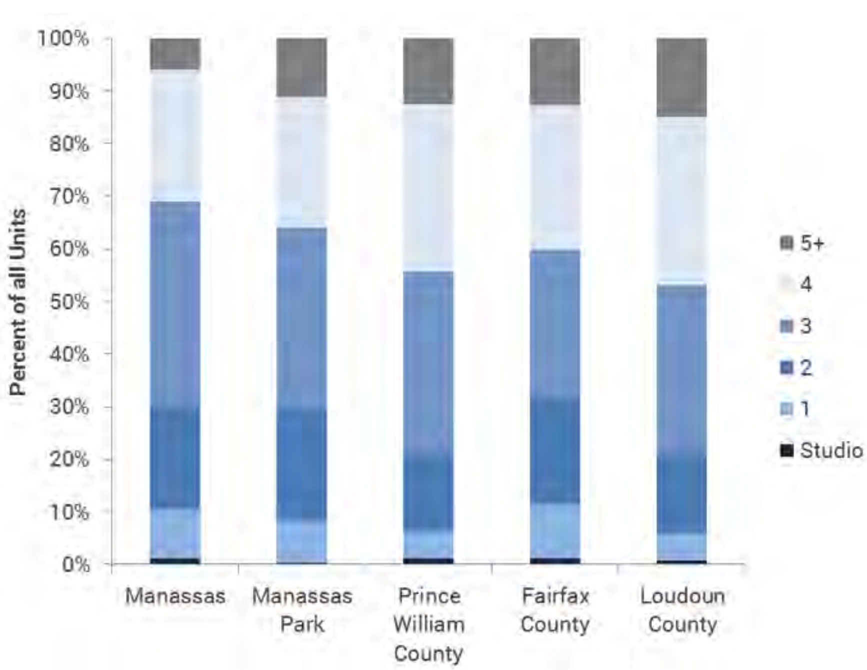
Detached, single-family homes are the most common type of housing found in the region, and townhouses are the second most common. Fairfax County, Manassas, and Manassas Park have the largest shares of multifamily buildings with 5 or more units compared to the other jurisdictions. Manassas had the lowest share of single-family detached units, and Manassas Park had the lowest share of single-family attached units.

Figure 1 - Housing Stock by Type, 2016 (Source: ACS)



Housing units in the three counties tend to be larger with more bedrooms compared to the two cities. Most housing units across the region have three or more bedrooms.

Figure 2 - Number of Bedrooms, 2016 (Source: ACS)



Fairfax County had the highest home values in the region in 2016 with a median home value of $516,800, and Manassas Park had the lowest at $257,800. Manassas had the second-lowest median home value at $293,500.

Figure 3 - Home Values, 2016 (Source: ACS)

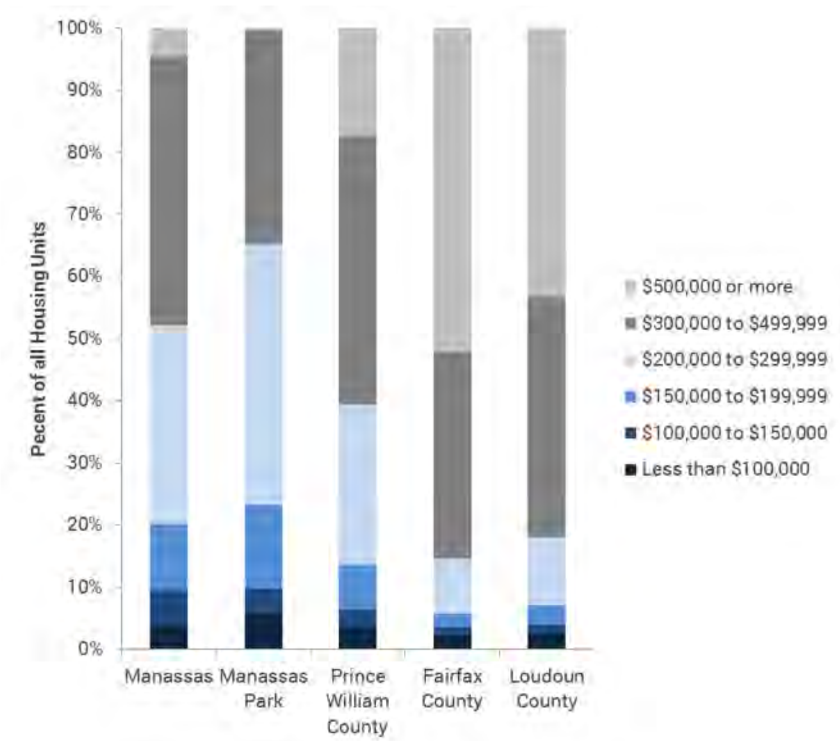
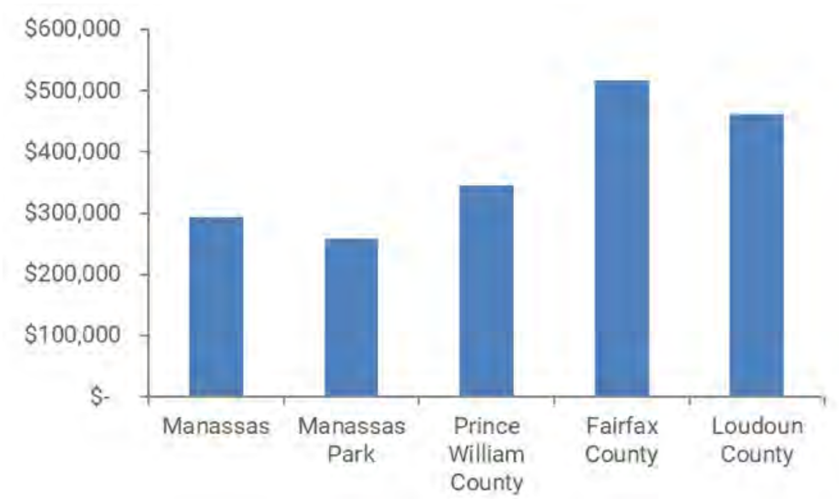
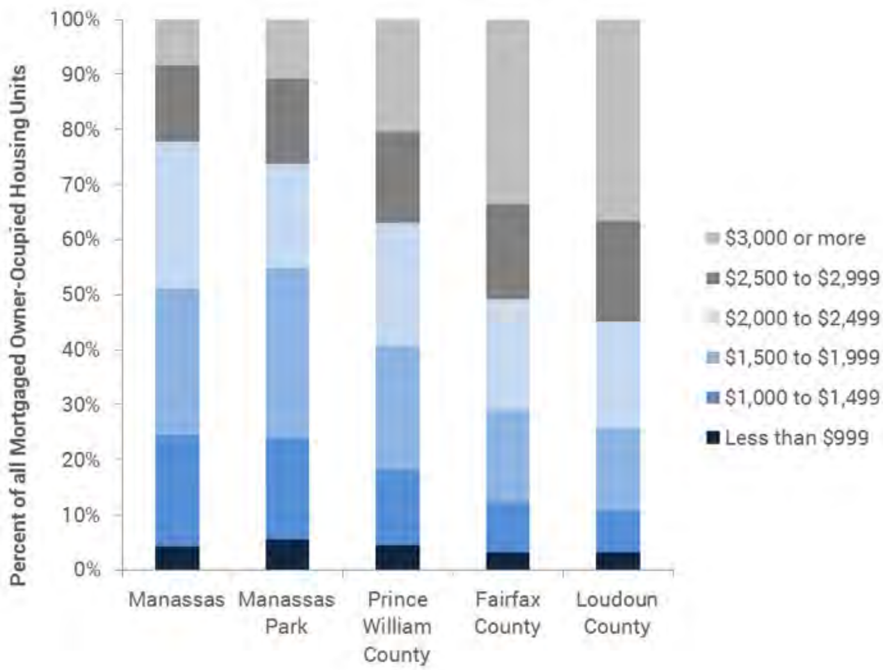


Figure 4 - Median Home Values, 2016 (Source: ACS)



Although Fairfax County had the highest home value, median monthly housing costs for homeowners with a mortgage were highest in Loudoun County in 2016 at $2,632. Monthly housing costs account for utilities, insurance, and taxes in addition to mortgage payments. Homeowner costs were lowest in Manassas Park at $1,933 followed by Manassas at $1,978.

Figure 5 - Monthly Housing Costs for Homeowners, 2016 (Source: ACS)



Fairfax County had the highest gross rents in 2016 with a median monthly rent of $1,779. Gross rent includes utilities in addition to contract rent. Manassas had the lowest monthly median rent at $1,376.

Figure 6 - Gross Rent, 2016 (Source: ACS)

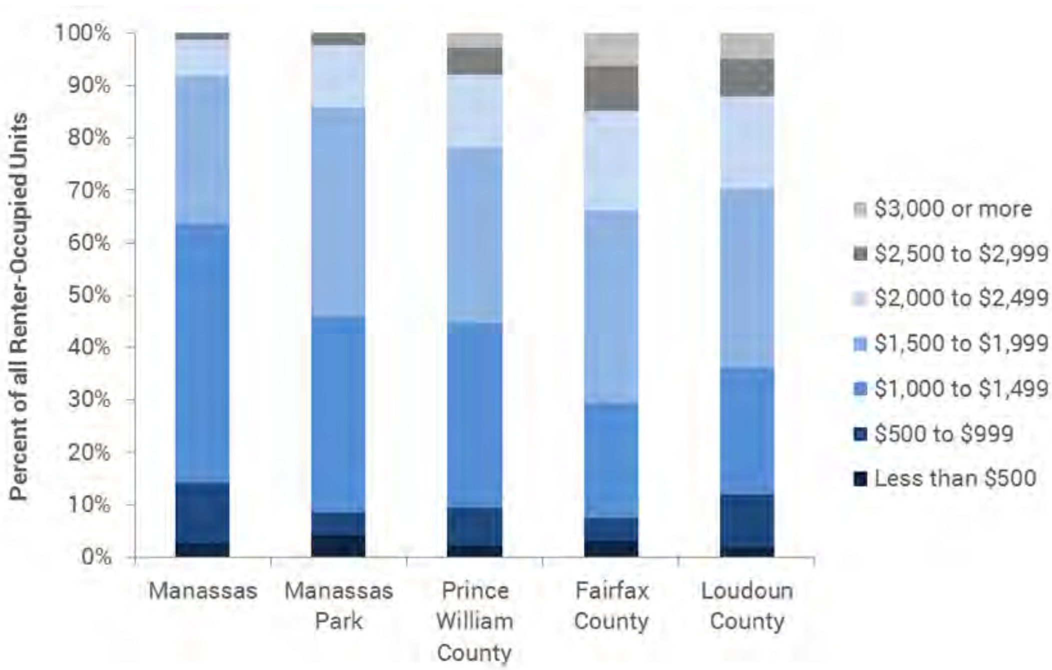
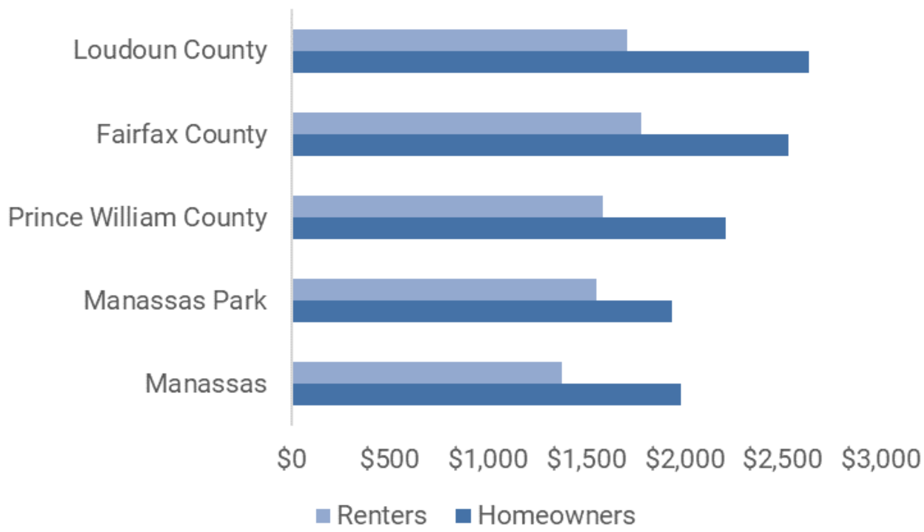


Figure 7 – Median Monthly Housing Costs, 2016 (Source: ACS)



Sales Trends

Sales data for 2013-2017 was obtained from the Metropolitan Regional Information Service (MRIS), which uses the Real Estate Business Intelligence Platform to track sales activity and generate summary statistics. As shown in Table 8 and Figure 3 below, Manassas Park had the lowest median sold price in the region in 2017 and Fairfax County had the highest. Properties tended to sell more quickly in the two cities, indicating a tighter housing market in these areas compared to the counties. These trends hold true from 2013-2017, however, Manassas and Manassas Park experienced a much larger increase in median sold price, 16.0% and 17.8%, respectively, compared to the counties. Overall, the housing market sales prices climbed at a steady pace over the five-year period.

Table 3 - Sales Summary, 2017 (Source: MRIS)

Jurisdiction	Median Sold Price	Average Sold Price	Average Days on Market
Manassas	$290,000	$295,710	36
Manassas Park	$265,000	$280,069	33
Prince William County	$350,000	$376,853	40
Fairfax County	$495,000	$567,829	45
Loudoun County	$465,000	$506,051	40

Figure 8 - Median Sales Price by Jurisdiction, 2013-2017 (Source: MRIS)

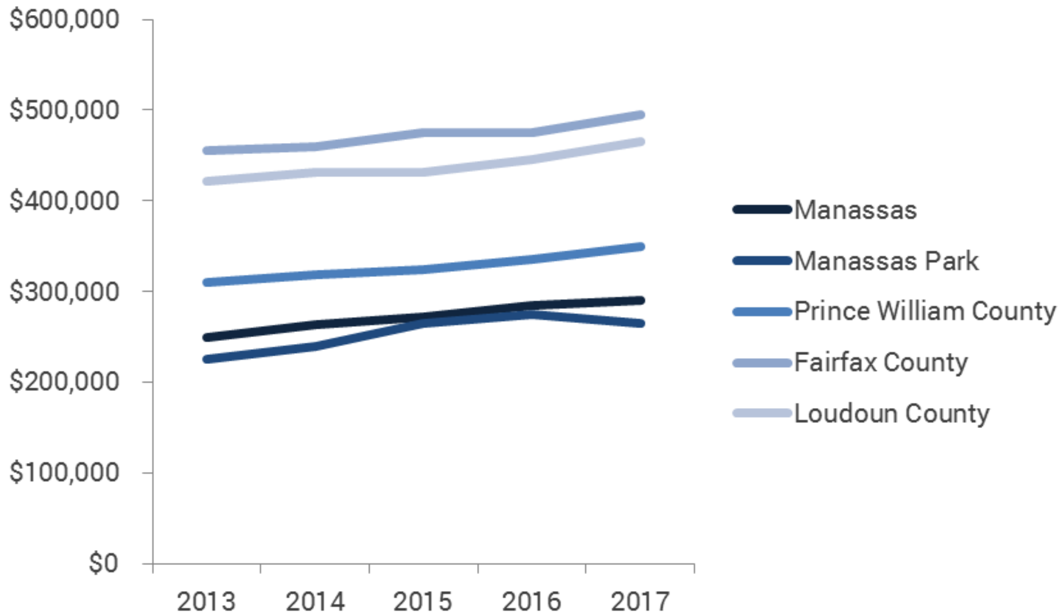
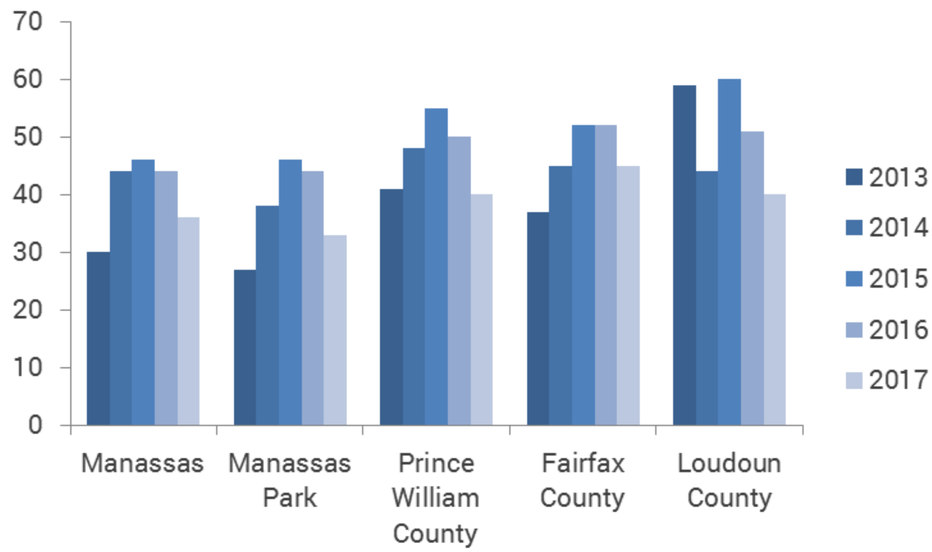


Table 4 - Median Sold Price, 2013-2017 (Source: MRIS)

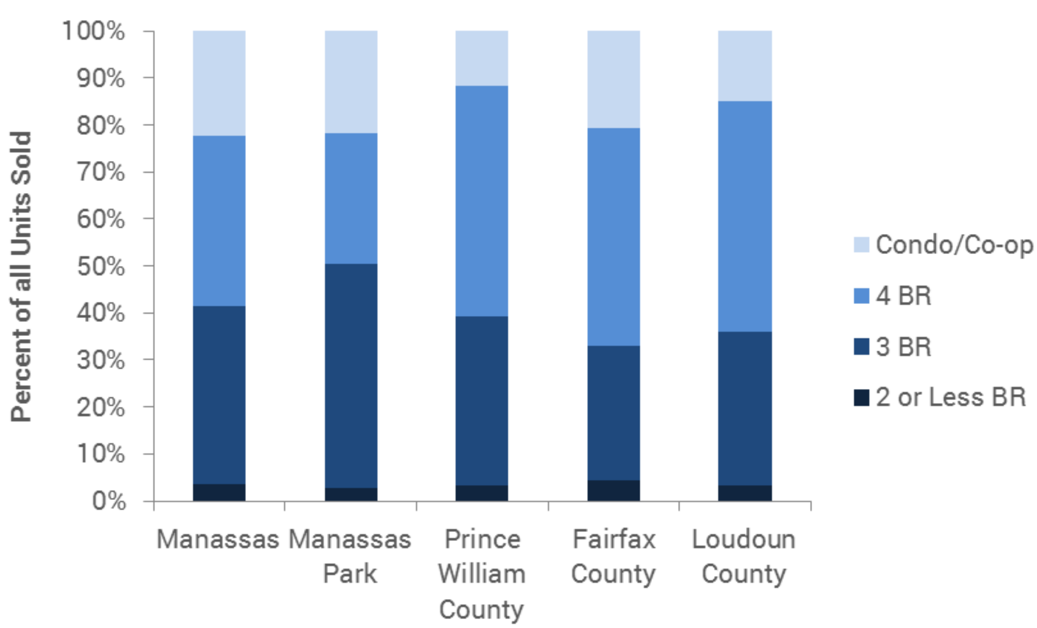
Year	Manassas	Manassas Park	Prince William County	Fairfax County	Loudoun County
2013	$250,000	$225,000	$310,000	$455,000	$421,840
2014	$263,842	$239,950	$318,700	$460,000	$432,000
2015	$272,000	$265,000	$324,000	$474,844	$432,000
2016	$285,000	$275,000	$335,000	$475,000	$445,000
2017	$290,000	$265,000	$350,000	$495,000	$465,000
Change 2013-2017	16.0%	17.8%	12.9%	8.8%	10.2%

Figure 9 - Average Days on Market, 2013-2017 (Source: MRIS)



Manassas had the largest proportion of condominium/co-op sales in the region in 2017. These sales accounted for 22.2% of all residential sales transactions in 2017. Properties sold in Manassas tended to have more bedrooms than those sold in Manassas Park, but less bedrooms than housing sold in the counties.

Figure 10 - Units Sold by Housing Type, 2017 (Source: MRIS)



Across the region, the majority of units sold with closing prices of $200,000 or higher. The proportion of housing units priced under $200,000 decreased dramatically in Manassas and Manassas Park between 2013 and 2017, which is indicative of increasing housing prices and decreasing inventory. Homes sold in Fairfax County and Loudoun County had the highest price points. In Fairfax County, 45.6% of all homes sold between 2013 and 2017 had closing prices of $500,000 or higher compared to 38.7% in Loudoun County. Manassas had the highest share of units under $200,000.

Figure 11 - Units Sold by Price Point, 2017 (MRIS)

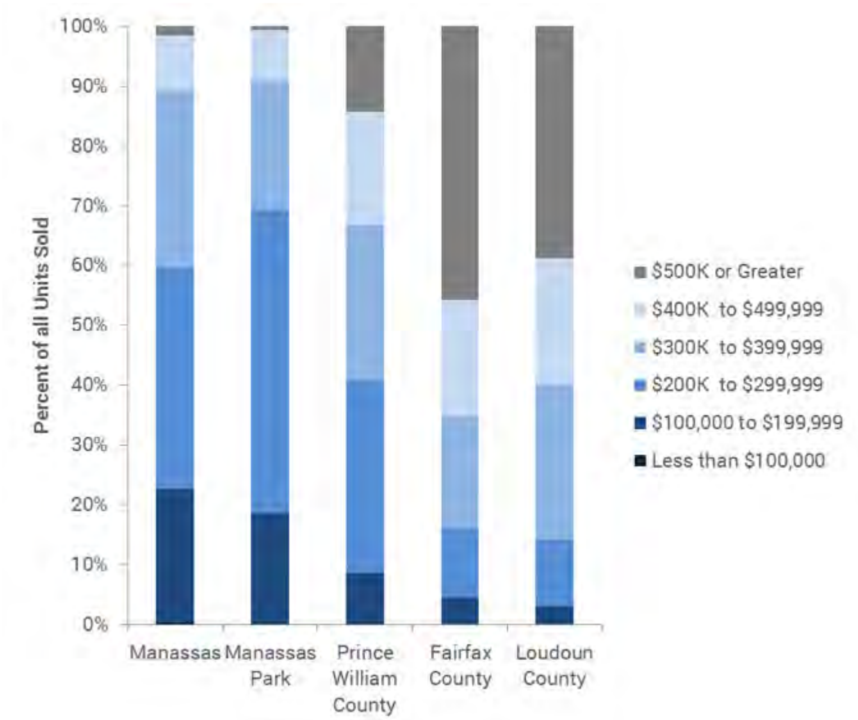
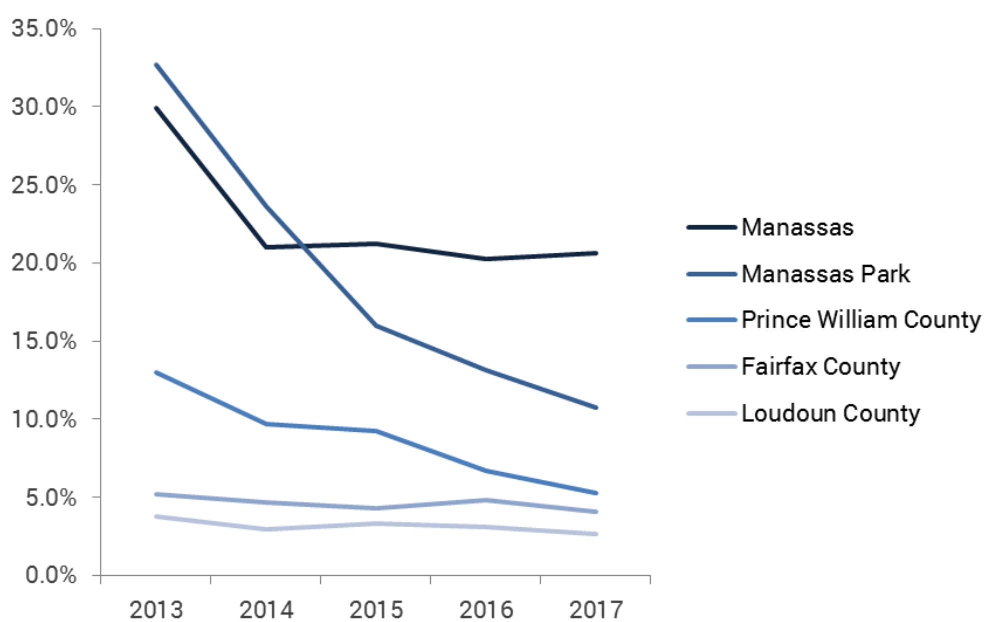


Figure 12 - Units Sold for Less than $200,000, 2013-2017 (Source: MRIS)



Housing Need

Income Bands

The Department of Housing and Urban Development (HUD) commonly uses a series of income thresholds to manage its various programs. For convenience and consistency, many municipalities, housing researchers, and advocates also use these thresholds when evaluating housing need and assistance. This report uses these thresholds, which are based on the Area Median Income (AMI) in order to consistently explore different degrees of housing need.

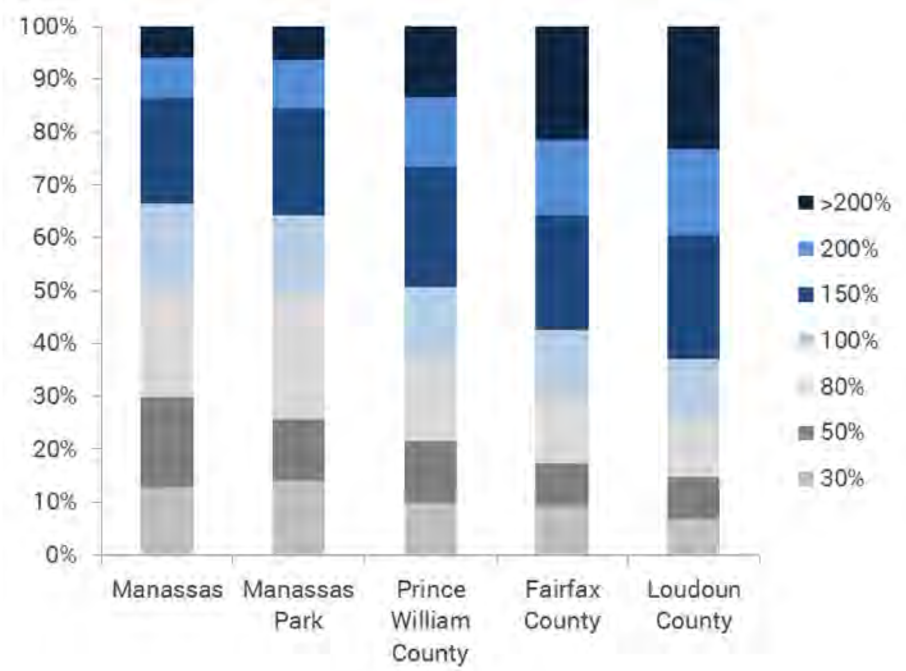
In Manassas, over half of the population falls into the lowest three income bands. These bands generally have the highest need and are the most frequently served by housing assistance programs and agencies.

The Area Median Income for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area, which covers all the jurisdictions discussed in this report, is $110,300 according to HUD's FY 2017 Income Limits. The table below breaks down the numbers of households earning 30% to 200% of area median income by income category. As shown in Figure 6, Manassas and Manassas Park have more households with incomes below 80% of area median income compared to the counties, where household incomes trend much higher.

Table 5 – Income Bands (Source: ACS)

Income Band	Income Threshold
30% AMI	$33,100
50% AMI	$55,150
80% AMI	$88,250
100% AMI	$110,300
150% AMI	$165,450
200% AMI	$220,600

Figure 13 - Income Bands as a Share of All Households, 2016 (Source: ACS)



Affordability Analysis

The definition of rental affordability is gross rent that does not exceed 30% of household income. For example, rent and utilities of $15,000 per year (or $1,250 per month) require an income of at least $50,000 per year to be affordable ($50,000 * 30% = $15,000). Likewise, if a household has an income of $72,000 per year (or $6,000 per month), the maximum gross rent that is affordable to that household is $2,000 per month ($6,000 * 30% = $2,000).

The definition for the affordability of homeownership is similar to the one for renting, although the monthly cost of homeownership is less straightforward to determine than monthly rent. The maximum home price that is affordable for a new home buyer was based on the following assumptions:

a. The mortgage is a 30-year fixed-rate loan at a 3.99% interest rate

b. The buyer made a 3% down payment on the sales price

c. Private mortgage insurance (PMI) is 0.8% of the amount mortgaged

d. Homeowner’s insurance is equivalent to the value of the home divided by 1,000 and then multiplied by $3.50

e. Homeowners pay the same amount for utilities as a percentage of housing costs as the median renter in the jurisdiction

Affordability of Rental Inventory

As shown in Figure 14, households in the two lowest income bands - those earning up to $55,150 - have the most difficulty finding affordable rental units in the region. In Manassas, there are 2,805 cost burdened households that fall into this category, but there are only 1,684 rental units that would be affordable to these households.

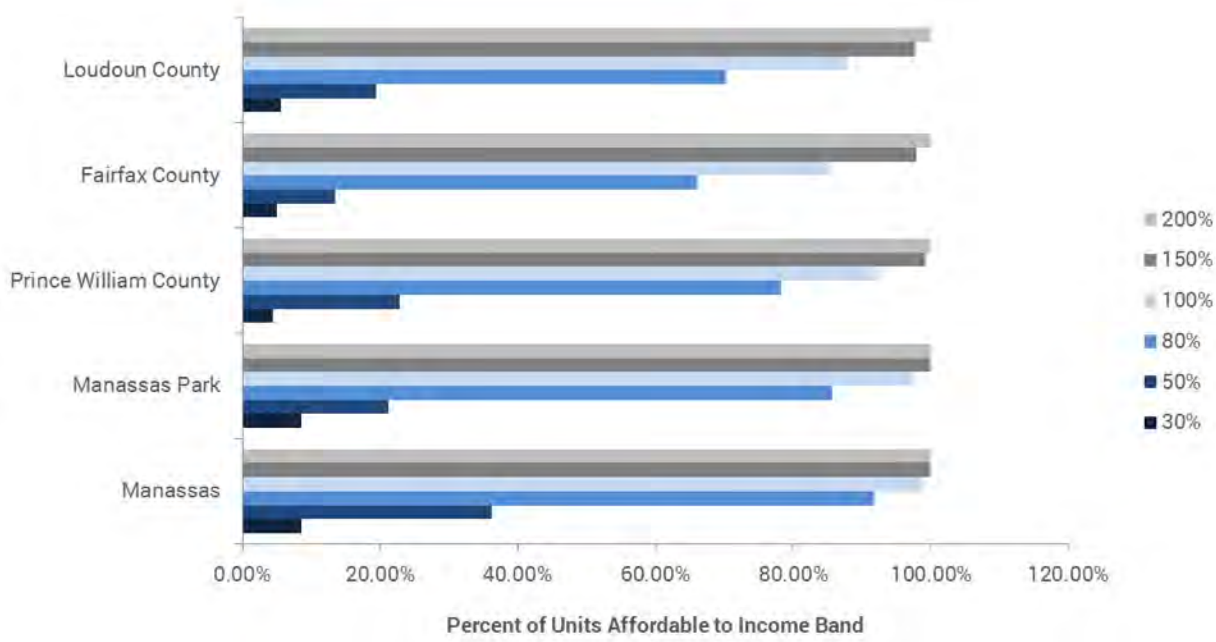
Table 6 - Maximum Affordable Gross Rent, 2016 (Source: ACS

Income Band	Maximum Affordable Gross Rent
30% AMI	$828
50% AMI	$1,379
80% AMI	$2,206
100% AMI	$2,758
150% AMI	$4,136
200% AMI	$5,515

Table 7 - Affordable Rental Units, 2016 (Source: ACS)

Jurisdiction	30% AMI	50% AMI	80% AMI	100% AMI	150% AMI	200% AMI
Manassas	398	1,684	4,255	4,573	4,635	4,635
Manassas Park	138	341	1,370	1,559	1,598	1,598
Prince William County	1,765	8,858	30,359	35,714	38,495	38,818
Fairfax County	6,308	16,759	82,325	106,089	121,817	124,527
Loudoun County	1,445	4,911	17,817	22,314	24,786	25,360

Figure 14 -Affordable Rental Units as a Share of All Rental Units, 2016 (Source: ACS)



Affordability of Sales Inventory

Although the area median income is the same for all Northern Virginia, the maximum affordable purchase price varies by jurisdiction because of different property tax rates. The table below summarizes the maximum affordable purchase price for each income category.

Table 8 - Maximum Affordable Purchase Price, 2016 (Source: ACS)

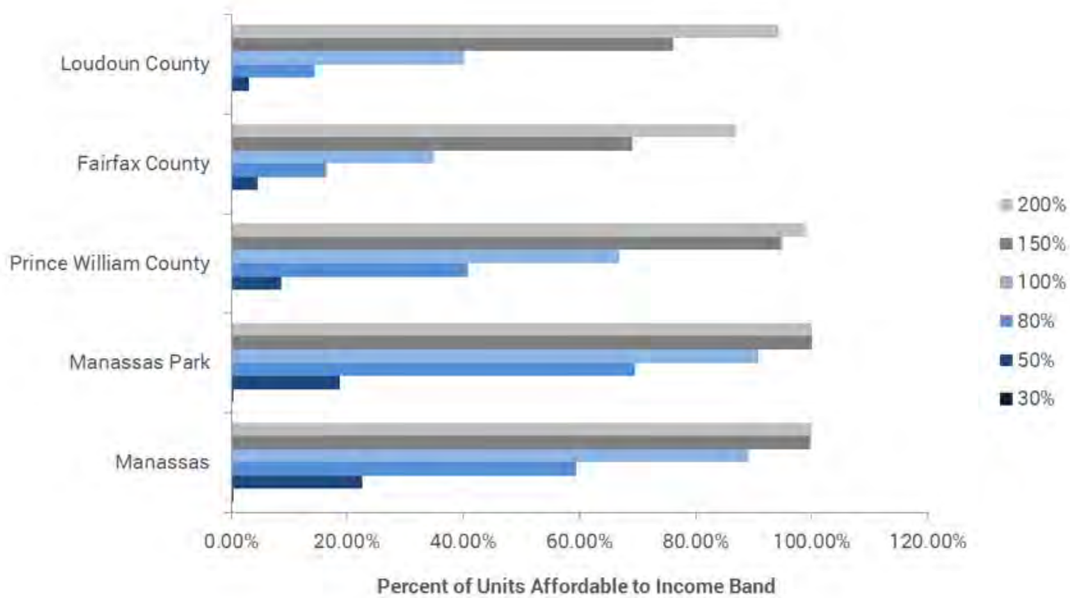
Jurisdiction	30%	50%	80%	100%	150%	200%
Manassas	$119,802	$199,609	$319,410	$399,218	$598,827	$798,436
Manassas Park	$117,200	$195,274	$312,474	$390,548	$585,822	$781,096
Prince William County	$122,370	$203,889	$326,259	$407,778	$611,667	$815,556
Fairfax County	$123,343	$205,510	$328,853	$411,020	$616,530	$822,040
Loudoun County	$120,807	$201,285	$322,092	$402,569	$603,854	$805,138

Using the numbers above and the sales data from 2013-2017 as a basis, Figure 15 shows the number of sales units that are affordable to each income band. The bottom three income bands – households earning up to $88,250 – have the most difficulty finding affordable units for purchase. Furthermore, the number of sold units affordable to these households is much smaller than the number of rental units that are affordable. In Manassas, there are 3,470 cost burdened households that fall into this category, but only 1,880 units that were sold between 2013 and 2017 that would have been affordable to them.

Table 9 - Affordable Sold Inventory, 2013-2017
(Source: MRIS and M&L Analysis)

Jurisdiction	30%	50%	80%	100%	150%	200%
Manassas	12	711	1,880	2,813	3,144	3,157
Manassas Park	4	224	833	1,089	1,199	1,199
Prince William County	85	2,998	14,173	23,265	32,963	34,437
Fairfax County	121	3,471	12,242	26,314	51,940	65,479
Loudoun County	49	1,029	4,676	13,168	24,981	30,906

Figure 15 - Affordable Sold Inventory as a Share of All Sold Units, 2013-2017
(Source: MRIS and M&L Analysis)



Overall Affordability

Figure 16 summarizes the affordability of rental and sales units by income band. Households in the bottom two income bands have the most difficulty finding affordable housing. In Manassas, there were 2,395 units affordable to households earning up to $55,150, but a total of 2,805 cost-burdened households who fell into this income band.

Table 10 - Affordable Units, 2013-2017 (Source: ACS, MRIS and M&L Analysis)

Jurisdiction	30%	50%	80%	100%	150%	200%
Manassas	410	2,395	6,135	7,386	7,779	7,792
Manassas Park	142	565	2,203	2,648	2,797	2,797
Prince William County	1,850	11,856	44,532	58,979	71,458	73,255
Fairfax County	6,429	20,230	94,567	132,403	173,757	190,006
Loudoun County	1,494	5,940	22,493	35,482	49,767	56,266

Figure 16 - Affordable Units as a Share of All Units, 2013-2017 (Source: ACS, MRIS and M&L Analysis)